



FOOTHILLS COUNTY

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

March 16, 2026

McDonald Luxury Homes
#9, 130 Commercial Drive
Calgary, AB T3Z 2A7

Dear Sir/Madam:

COPY

**Re: Development Permit Application 26D 022
Ptn: NE 6-22-3 W5M; Plan 9710710, Block 3
Oversized Attached Garage & Variance to Cumulative size of Accessory Buildings**

Your development permit application for the above-noted operation has been refused for the attached reasons.


Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development.

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee, are to be received **no later than April 7, 2026**. There is a \$100.00 charge to file an appeal. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed 'Notice of Development Appeal' form and mail, drop off, email to appeals@foothillscountyab.ca or fax to 403-652-7880. We will notify you when your appeal is received.

Should you have any further questions or concerns, please contact the undersigned at the above address and telephone number.

**NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED
'NOTICE OF DEVELOPMENT APPEAL' FORM**

Yours truly,
FOOTHILLS COUNTY


Pierre-David Karolyi
Development Officer
pierre-david.karolyi@foothillscountyab.ca
(403) 603-6310

PK/as
Encl. Development Authority Decision & Appeal form

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: Info McDonaldLuxuryHomes
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022
Attachments: 26D 022 Letter(Refusal).pdf; Appeal Form 2026.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 26D 022, originals to follow in the mail.
Please reply stating you have received this email and attachment.

If you have any questions please contact **Pierre-David Karolyi** at Pierre-David.Karolyi@FoothillsCountyAB.ca
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

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: FC-Council
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022-Division 4
Attachments: 26D 022_OSG&AccessoryBuildingsRefusal.pdf

Good Afternoon,

Please find attached the Development Officer's Decision for Development Permit 26D 022. This circulation is being provided to you for information purposes only.

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

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 16, 2026 3:35 PM
To: FC Assessment
Cc: Pierre-David Karolyi
Subject: Development Officer's Decision- Development Permit 26D 022, Roll No.2203067540
Attachments: 26D 022_OSG&AccessoryBuildingsRefusal.pdf

Good Afternoon,

Please find attached the Development Officer's Decision for Development Permit 26D 022. The roll number for this parcel is 2203067540.

Should you have any questions, please do not hesitate to contact **Pierre-David Karolyi** at [Pierre-David.Karolyi@FoothillsCountyAB.ca](mailto:David.Karolyi@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



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: March 16, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 022

APPLICANT(S): MCDONALD LUXURY HOMES

PROPOSAL DESCRIPTION: OVERSIZED ATTACHED GARAGE & VARIANCE TO CUMULATIVE SIZE OF ACCESSORY BUILDINGS

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01-acre Country Residential District parcel located approximately 125 meters to the south of Coalmine Road West, 2.1 kilometers north of Plummers Road West, and 7 kilometers west of 240 Street West.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

A development permit (25D 251) was approved on October 27, 2025, for an extension to the existing garage, resulting in a cumulative garage size of 223.3 sq. m. (2,403.6.2 sq. ft.). The approval was conditional upon the removal of the greenhouse and its associated AC unit. For the purposes of calculating the total allowable accessory building area, the shop and pool house were included. The decision accounted for both garage and accessory building cumulative sizes, and the oversized garage fully exhausted the remaining permitted accessory building area. However, a subsequent site inspection determined that a carport had been constructed beyond the scope of the approved development and in excess of the permitted accessory building area. Development permit 25D 251 is still active.

An application for Development Permit has been submitted in replacement of 25D 251, proposing to allow:

- An addition of 159.2 sq. m. to be constructed onto the existing 64.1 sq. m. garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 223.3 sq. m.; and
- The approval of the new 139.29 sq. m. carport and existing accessory buildings, comprised of a 139 sq. m. shop and 119.5 sq. m. pool house, with the removal of a 64.4 sq. m. greenhouse and AC unit. The resulting cumulative size for accessory buildings is proposed to be +/- 397.79 sq. m.

Section 4.2.7.1 of Land Use Bylaw 60/2014 allows on a property of this size a maximum of five (5) personal use Accessory Buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) in area without a Development Permit. In addition, a permanent dwelling is permitted up to two private garages (attached or detached) up to a maximum of 111.48 sq. m. (1,200 sq. ft.).

The cumulative area of the existing Accessory Buildings and proposed garage addition exceed what is permitted without a Development Permit under the Land Use Bylaw.

An application for Development Permit must be considered. Decisions on an application 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 the proposed Oversized Attached Garage and variance to the allowable cumulative square footage of Accessory Buildings on the subject parcel, being portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 4.2.1.9 of the Land Use Bylaw 60/2014 provides that 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 the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on land use districts other than the Agricultural District.

Section 4.2.1.7 b. and Table 4.2.1.7A allows on a 12 acre Country Residential District parcel, as accessory to a permanent dwelling, up to five (5) personal use accessory buildings, where the total cumulative area of the accessory buildings does not exceed 380.9 sq. m. (4,100 sq. ft.).

In reviewing the request, it was noted that:

- a) the proposed garage space of 223.3 sq. m. (2,403.6.2 sq. ft.) would exceed the permitted area for a garage;
- b) the proposed accessory building space of 397.79 sq. m. (4,281.8 sq. ft.) would exceed the permitted cumulative area for accessory buildings; and
- c) the combined garage and accessory building area (621.09 sq. m. or 6,685.4 sq. ft.) – existing and proposed – would exceed the permitted combined area for garages and Accessory Buildings permitted on a lot of this size (492.38 sq. m.) by 128.71 sq. m.

As such, this application is considered a discretionary refusal and if appealed, will be given further consideration by the Development Appeal Board.



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: <u>\$500</u>	Application No: <u>26D 022</u>
Receipt No.: <u>454584</u>	Tax Roll No: <u>2203067540</u>
Date Received: <u>Jan 5/26</u>	Date Deemed Complete: <u>February 4, 2026</u>

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: McDonald Luxury Homes

Email: info@mcdonaldluxuryhomes.com

Applicant's Mailing Address: #9, 130 Commercial Drive Calgary Alberta T3Z 2A7

Telephone: 403-208-1940

Legal Land Description: Plan 971 0710, Block 3, Lot _____, LSD _____,

Quarter N.E. 1/4, Section 6, Township 22, Range 3, West of the 5 Meridian.

Registered Owner of Land: _____

Registered Owner Mailing Address: _____

Email: _____ Telephone: _____

Interest of Applicant if not owner of site: Contractor

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.

This application is for the addition of an attached garage to the existing dwelling unit. The prop have an area of 159.2 square metres and provide parking for 6 personal vehicles.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 12 acres

Size Of Proposed Building: 159.2 sqm Height: 7.08m

Is There A Dwelling (Residence) On The Site: Yes Y No If Yes, How Many? 1

Utilities Presently On Site: Sewer, Water, Gas, Electricity

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

Utilities Proposed: None

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.):

The application includes an overall site plan indicating setbacks of existing and proposed structures, a close-up site plan showing grading around proposed addition, and existing and proposed floor plans and elevations.

Estimated Date of Commencement: Jan 5, 2025 Estimated Date of Completion: Feb 27, 2025

I, McDonald Luxury Homes

hereby certify that I am:

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

Date: June 20, 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.

Jan 5, 2025
Date


Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

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

- 4. Other information: Garage approved under 25D 251 which did not disclose the carport.

PART 5 DECISION

Date of Decision: March 16, 2026 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: _____



Development Officer

NOTE: Development must commence within 12 months of the date of the Date of Issuance of the Permit and be within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

If no wells are listed on-site:

I, McDonald Luxury Homes being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of Block 3, Plan 971 0710, within the Ne 1/4 Sec 6, twp. 22, rge. 3, w
(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.

McDonald Luxury Homes
Owner/Agent

DATED: this 03 day of September, 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.***

Heather Donnelly

From: FC_Planning
Sent: February 5, 2026 11:22 AM
To: 'info@mcdonaldluxuryhomes.com'
Cc: Pierre-David Karolyi
Subject: Notice of Complete Application – Development Permit 26D 022

Good morning,

**Re: Notice of Complete Application – Development Permit 26D 022
Ptn: NE 06-22-03 W5M; Plan 9710710, Block 3
Oversized Accessory Buildings**

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 February 4, 2026.

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 **Pierre-David Karolyi** at pierre-david.karolyi@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

Pierre-David Karolyi

From: Info McDonaldLuxuryHomes <info@mcdonaldluxuryhomes.com>
Sent: February 3, 2026 11:31
To: Pierre-David Karolyi
Subject: Re: 272069 Coalmine Road Development Permit Application - Notice of Incomplete
Attachments: Credit Card Authorization Form.pdf; 2025-07-23 - Foothills Authorization Form - Development.pdf

Good morning, Pierre.

Thank you for returning my call and talking through some things with me. I have replied to the items below in blue for ease of following.

Following a preliminary assessment, the following information and/or documentation must be provided to the undersigned no later than **February 28, 2025**:

1. As this is a new application:
 1. A signed Letter of Authorization from the registered owner (information not provided to the public)
 - i. Please see attached, it also includes a request to have the client removed from the public file.
 2. A Credit Card Authorization indicating the amount of \$500
 - i. Please see attached.
2. Confirmation of whether the pool house has a single floor or contains any of the following elements, and the building plans if so:
 1. kitchen facilities including cooking apparatus, fridge and sink;
 - i. Yes, it has a full kitchen
 2. bedrooms;
 - i. No, there are no bedrooms.
 3. washroom facilities consisting of a full bathroom including tub and/or shower fixture.
 - i. One full bath just shower, no tub and one-half bath.
3. Confirmation of the intended use for the Shop
 - a. Just a regular house garage.
4. Provision of the total lot coverage in square meters and percentage for all **buildings and impervious surfaces**
 1. Note: a building includes any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent or bin used for any of the said purposes shall be deemed a building. If any additional such structures beyond the carport are present or planned on the property, please indicate them on a revised site plan.
 - i. Waiting on this from the drafting firm so I will have an exact measurement.

5. Confirmation that the building area is not within 30 metres of a slope exceeding 15% through the provision of a Survey Plan, OR the provision of a Geotechnical Report prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of the County in either case
 - a. [Waiting on confirmation from the drafting firm for this as well.](#)

Thank you,



MCDONALD
LUXURY HOMES

Meagan Brace

Office: [403.208.1940](tel:403.208.1940)

Cell: 780.880.4719

#9, 130 Commercial Drive

Calgary AB T3Z 2A7

www.McDonaldLuxuryHomes.com

From: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>

Date: Wednesday, January 21, 2026 at 4:27 PM

To: Info McDonaldLuxuryHomes <info@mcdonaldluxuryhomes.com>

Subject: 272069 Coalmine Road Development Permit Application - Notice of Incomplete

Good afternoon,

My name is Pierre Karolyi and I am the Development Officer that has been assigned to your Development Permit Application for the addition of an oversized garage and a carport in Priddis, in replacement of Development Permit 25D 251. Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete or incomplete.

This email is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of January 21, 2026, and asking for certain required elements to be provided.

Following a preliminary assessment, the following information and/or documentation must be provided to the undersigned no later than **February 28, 2025**:

1. As this is a new application:
 1. A signed Letter of Authorization from the registered owner (information not provided to the public)
 2. A Credit Card Authorization indicating the amount of \$500
2. Confirmation of whether the pool house has a single floor or contains any of the following elements, and the building plans if so:

1. kitchen facilities including cooking apparatus, fridge and sink;
2. bedrooms;
3. washroom facilities consisting of a full bathroom including tub and/or shower fixture.
3. Confirmation of the intended use for the Shop
4. Provision of the total lot coverage in square meters and percentage for all **buildings** and **impervious surfaces**
 1. Note: a building includes any structure whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment. Any tent or bin used for any of the said purposes shall be deemed a building. If any additional such structures beyond the carport are present or planned on the property, please indicate them on a revised site plan.
5. Confirmation that the building area is not within 30 metres of a slope exceeding 15% through the provision of a Survey Plan, OR the provision of a Geotechnical Report prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of the County in either case

Further elements may be required in addition to this list, although they may be satisfied through providing the above information and documentation. I look forward to supporting you in completing your application and facilitating a timely review.

Please reach out if a time extension is needed to provide the required information.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
 Planning & Development Officer

Foothills County
 309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
 t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca



www.foothillscountyab.ca

NOTE: The information transmitted is intended only for the addressed person and may contain confidential and/or privileged material. If you are not the intended recipient of this message you are hereby notified that any use, review, transmission, dissemination, distribution, reproduction or any action taken in reliance upon this message is prohibited. If you have received this message in error, please reply immediately to the sender.

[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.



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 022	LANDOWNER: Redacted
FILE MANAGER: Pierre-David Karolyi	AGENT: McDonald Luxury Homes
CURRENT LAND USE: CR	PROPOSED LAND USE: same
LEGAL DESCRIPTION: NE 6-22-3 W5, Plan 9710710 Blk 3	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2203067540	
DATE REFERRED: Feb. 5, 2026	
PROPOSAL: Oversize accessory buildings	

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed:
- Construction on Road Allowance Proposed:
- Approaches exist on:
 - Other:

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

- Other:
- Road Widening -

OTHER COMMENTS:

Application replaces development permit 25D 251 as a carport was not shown in original plans.
Please provide comments! - Pierre
Note: the McDowell plan for the carport indicates current dimensions, and the shop was indicated to serve as a detached garage.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

Proposed Balance

- | | | | |
|---|---|--------------------------------------|--------------------------------------|
| <input type="radio"/> Geotechnical Report for Slope Stability | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Septic Disposal Evaluation (PSTS) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Stormwater Management Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Lot Grading/Overland Drainage Plan | <input checked="" type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Flood Plain Report (1 in 100 years) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Overland Drainage Easement | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Building Envelopes | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Traffic Impact Assessment (TIA) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Environmental Site Assessment (Phase 1 / Phase 2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Other: _____ | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |

ADDITIONAL ROAD WIDENING REQUIRED:

No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

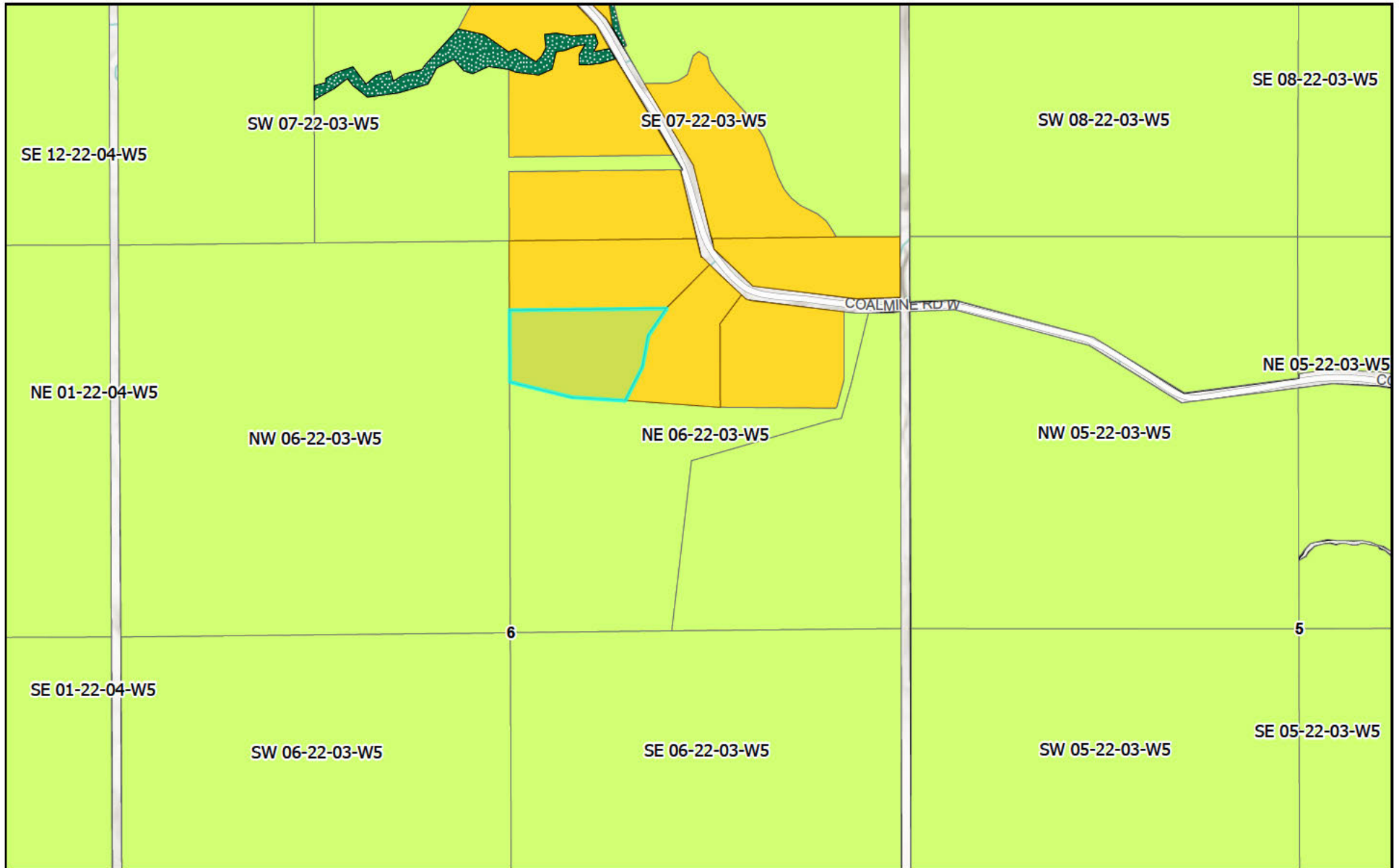
No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

See reverse side.....

Foothills Web Map



2026-04-23, 8:45:23 a.m.

Land Use Districts

A- Agricultural



CR- Country Residential

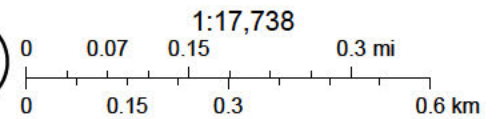


ER- Environmental Reserve



Parcels

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

Priddis Pool House

PROJECT NO. 124-06
DATE ISSUED. Dec 23 2025

DRAWN BY:
C McDowell

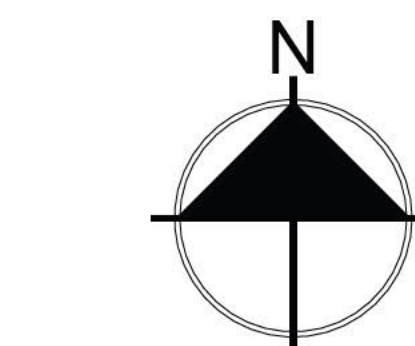
builder

REVISIONS JULY 18 2025

1. PARCEL ACCESS ADDED
2. DISTANCE FROM ADDITION TO SLOPE ADDED
3. EXISTING STRUCTURE FOOTPRINTS ADDED
4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

5. GREENHOUSE MARKED AS TO BE REMOVED



LEGAL DESCRIPTION:

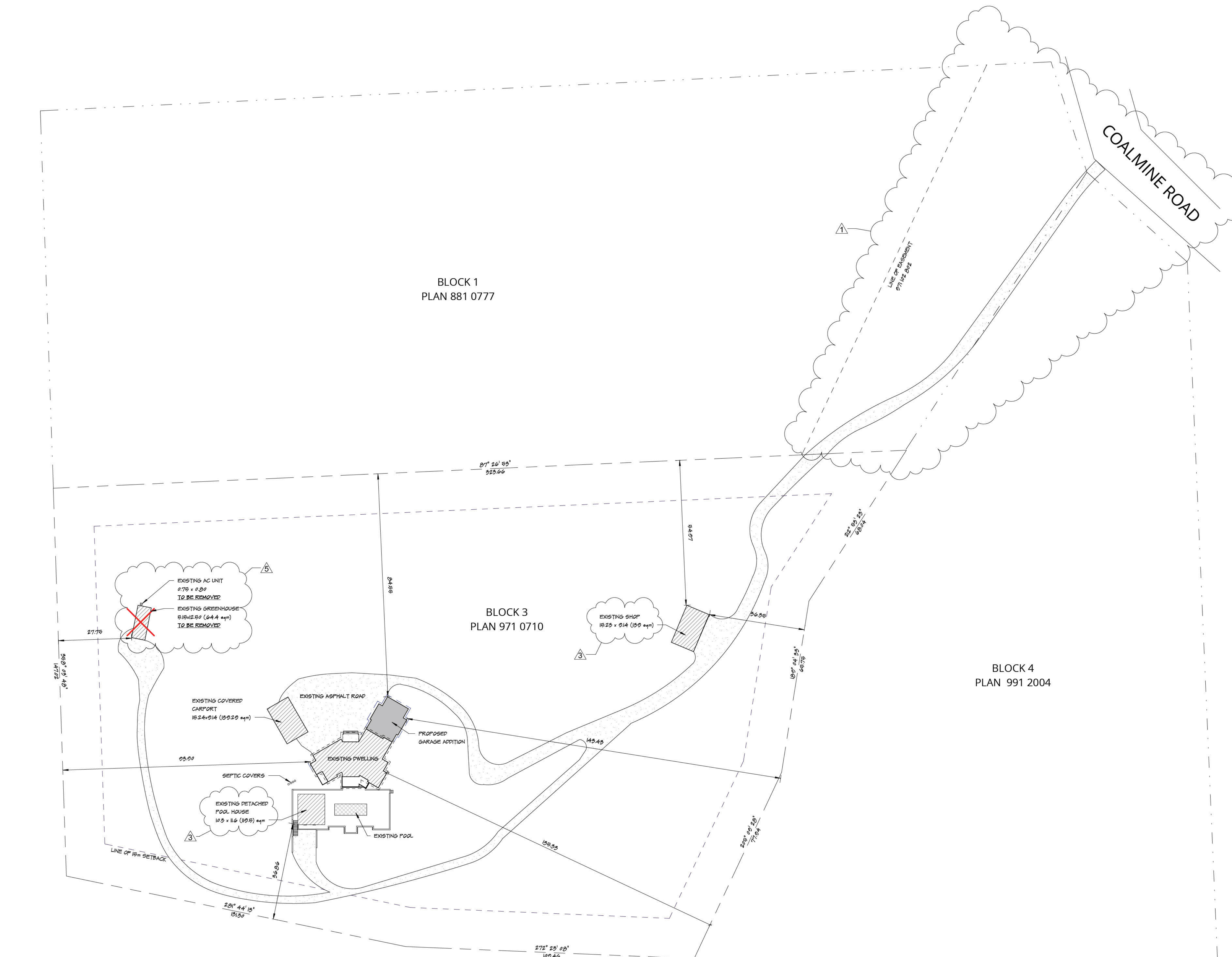
BLOCK 3
PLAN: 071 0710
NE 1/4 SEC 6 TWP 22 RGE 3 W5M
ADDRESS: 27200 COALMINE ROAD
LUP: CR
PARCEL AREA: 40,877.05 SQM (12.0 ACRES)
EXISTING HOUSE AREA: 300.6 SQM
PROPOSED ADDITION AREA: 100.2 SQM
TOTAL PROPOSED BUILDING AREA: 400.8 SQM

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
3. Submit shop drawings to McDowell & Assoc. prior to construction.
4. It is the responsibility of the Contractor to study and understand the entire drawing set prior to commencing any stage of construction.

Site Overall

SP1



1 Overall Site Plan
SP1 1:700

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

PROJECT NO. DATE ISSUED.
124-06 Dec 23 2025

DRAWN BY:
C McDowell

builder

REVISIONS JULY 18 2025

1. PARCEL ACCESS ADDED
2. DISTANCE FROM ADDITION TO SLOPE ADDED
3. EXISTING STRUCTURE FOOTPRINTS ADDED
4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

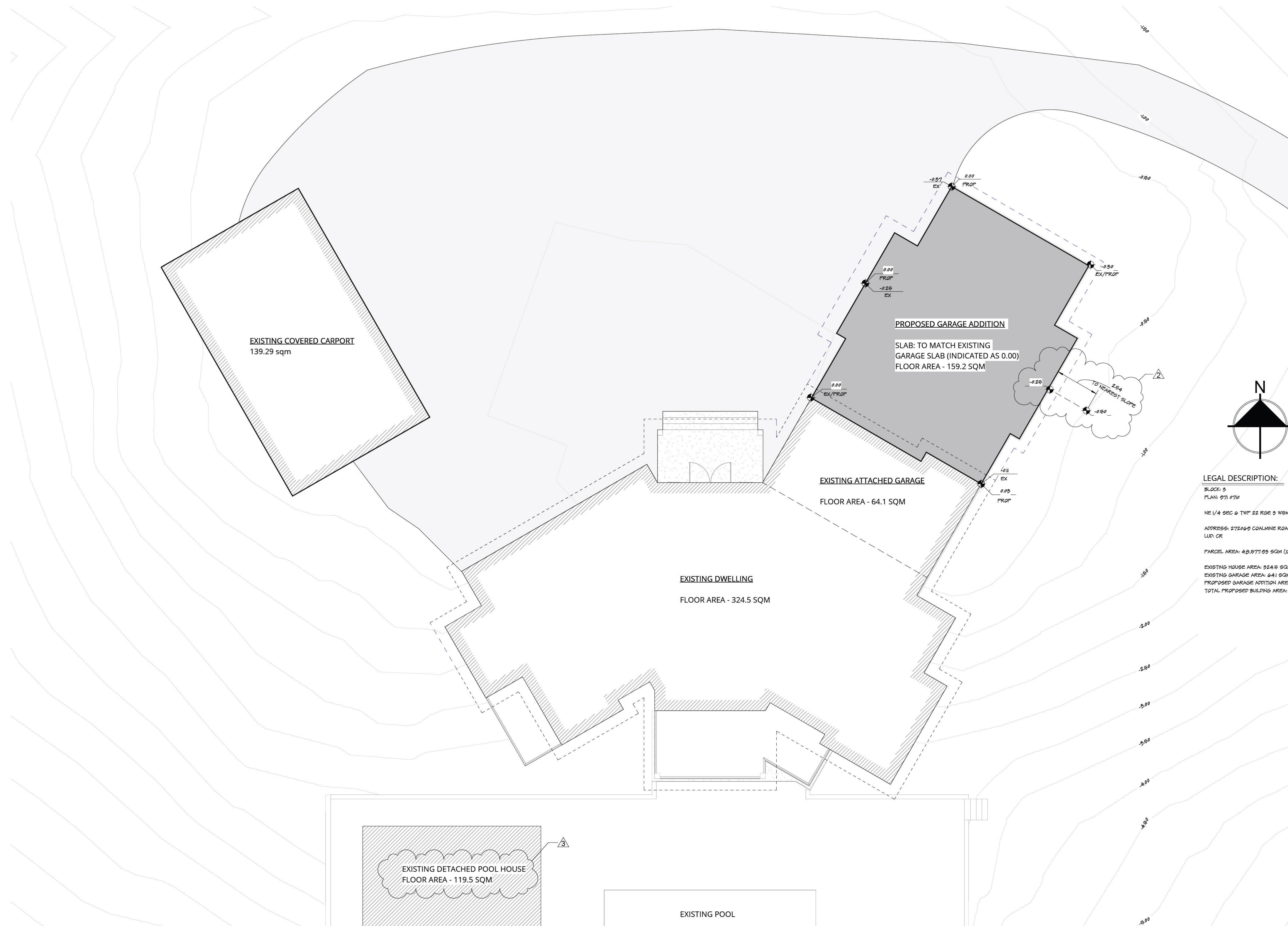
5. GREENHOUSE MARKED AS TO BE REMOVED

GENERAL NOTES

1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
2. If the layout (Structural, Architectural, or Otherwise) is modified from that which is shown on these plans, approvals are required prior to proceeding.
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Site Plan

SP2



LEGAL DESCRIPTION:

BLOCK: 3
 PLAN: 071 0710
 NE 1/4 SEC 6 TWP 22 RGE 3 W6M
 ADDRESS: 272000 COALMINE ROAD
 LUP: CR
 PARCEL AREA: 48,977.09 SQM (12.0 ACRES)
 EXISTING HOUSE AREA: 324.5 SQM
 EXISTING GARAGE AREA: 64.1 SQM
 PROPOSED GARAGE ADDITION AREA: 159.2 SQM
 TOTAL PROPOSED BUILDING AREA: 547.8 SQM

1 Site Closeup
SP2 1:100

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

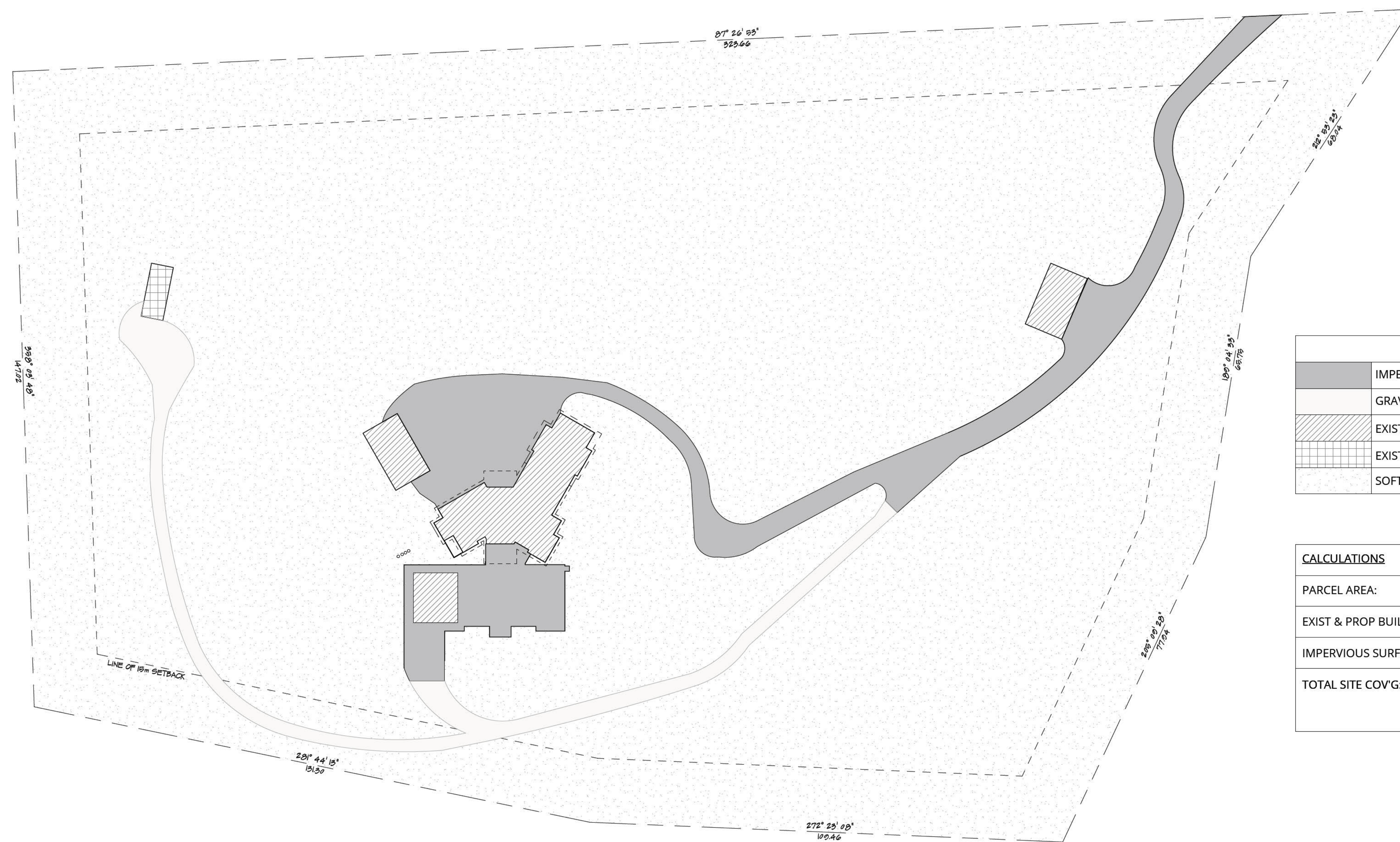
project



PROJECT NO. 124-06 DATE ISSUED. Feb 4, 2026

DRAWN BY:
C McDowell

builder



LEGEND	
	IMPERVIOUS SURFACES
	GRAVEL ROAD
	EXISTING & PROPOSED BUILDINGS
	EXISTING BUILDINGS TO BE REMOVED
	SOFT LANDSCAPING

CALCULATIONS	
PARCEL AREA:	48,577.93 sqm
EXIST & PROP BUILDING COV'G:	945.79 sqm
IMPERVIOUS SURFACES COV'G:	2,840.45 sqm
TOTAL SITE COV'G:	3,786.24 sqm $3786.24/48,577.93 = 0.078$ $0.078 * 100 = 7.8\% \text{ COVERAGE}$

1 Building Coverage/Impervious Surfaces
SP3 1" = 50'-0"

GENERAL NOTES

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Site Coverage

SP3

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

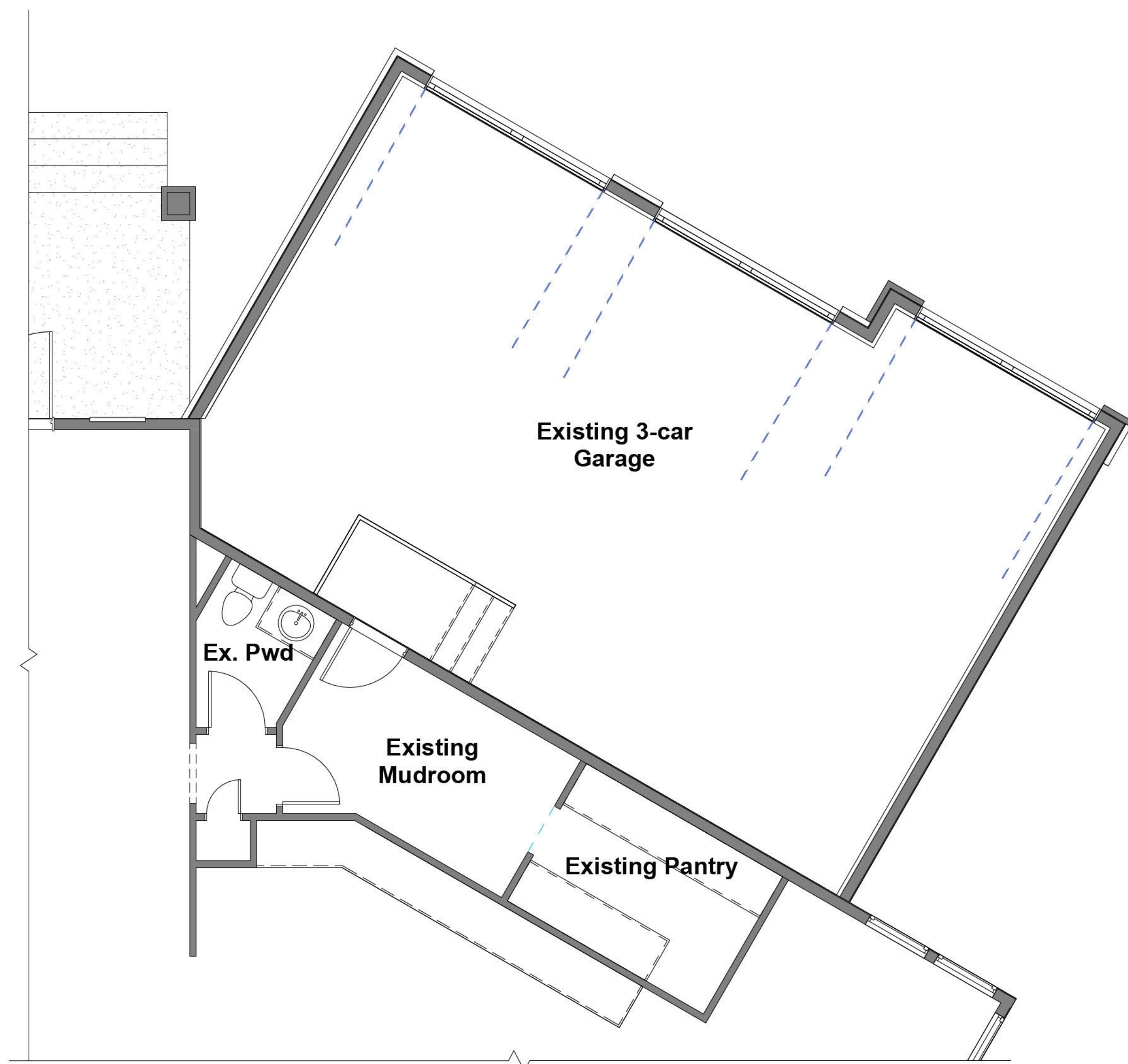
mcdowelldesign.com

project

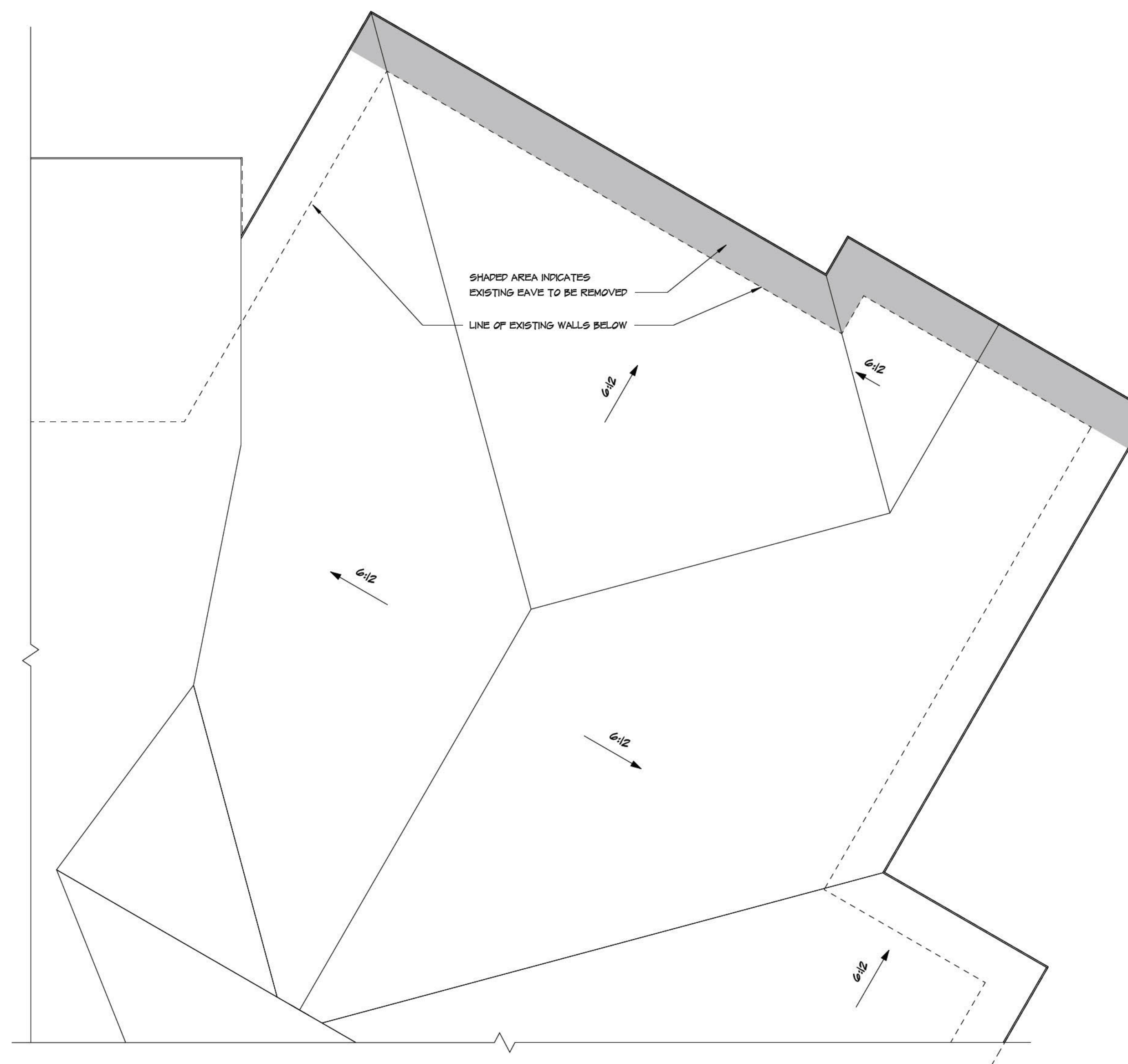
PROJECT NO. DATE ISSUED.
124-06 Dec 23 2025

DRAWN BY:
C McDowell

builder



1 Garage Existing
A1 1/4" = 1'-0"



2 Roof Existing
A1 1/4" = 1'-0"

GENERAL NOTES

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Garage Existing

A1

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

PROJECT NO. 124-06 DATE ISSUED. Dec 23 2025

DRAWN BY. C McDowell

builder

REVISIONS JULY 18 2025

1. PARCEL ACCESS ADDED
2. DISTANCE FROM ADDITION TO SLOPE ADDED
3. EXISTING STRUCTURE FOOTPRINTS ADDED
4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

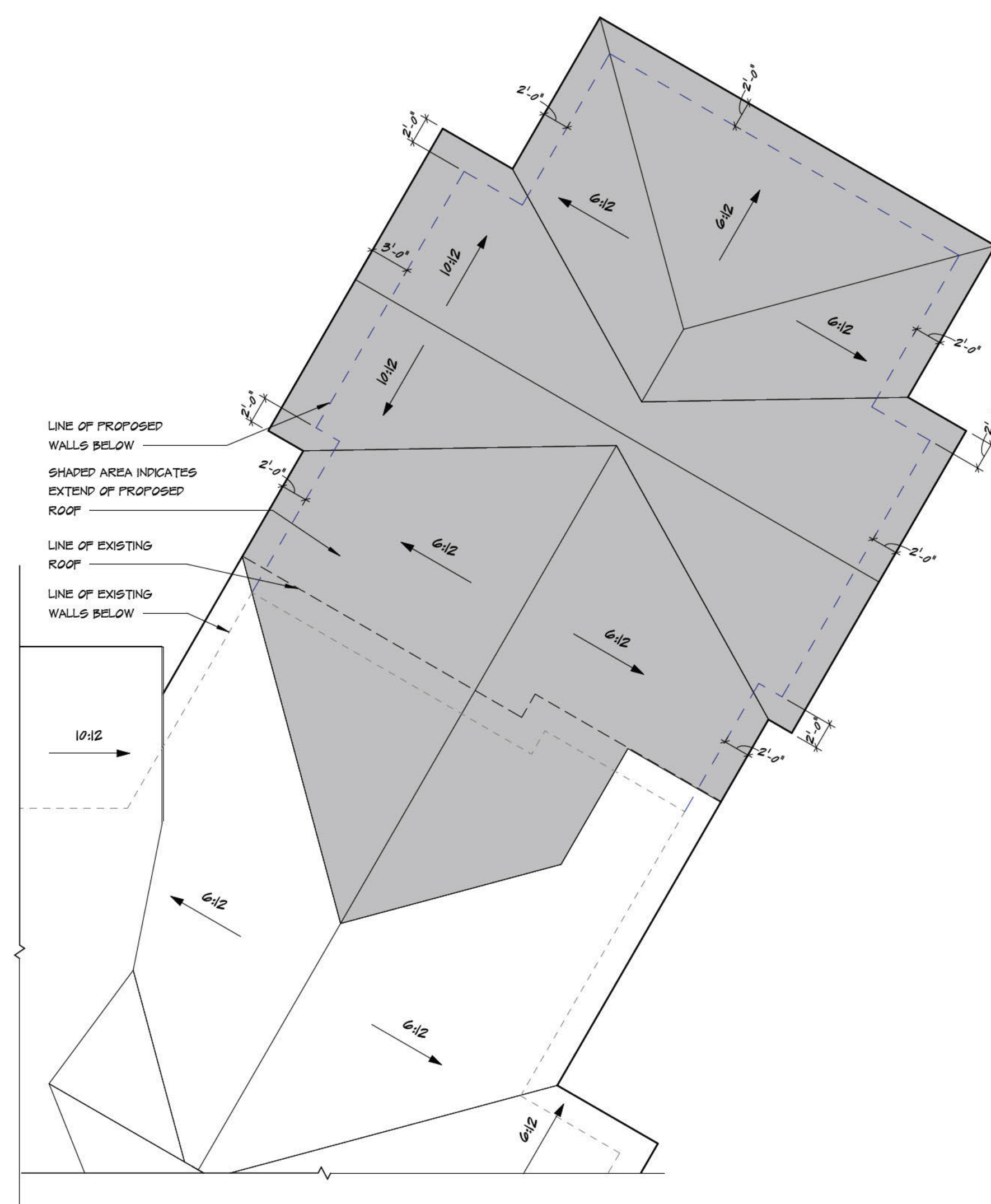
5. GREENHOUSE MARKED AS TO BE REMOVED

GENERAL NOTES

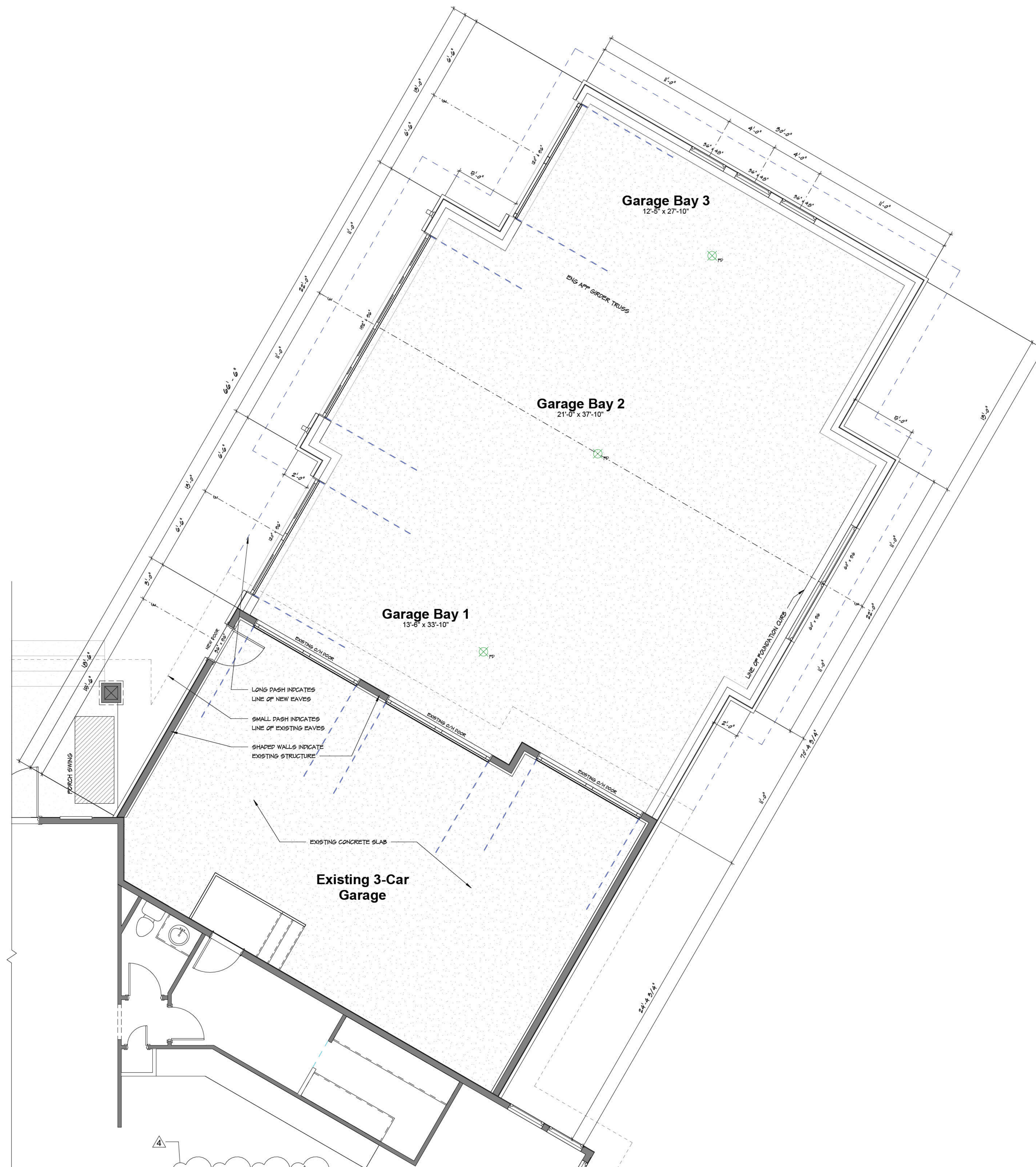
1. Report any discrepancies, errors & omissions on these drawings to McDowell & Assoc.
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Garage Proposed

A2



2 Roof Proposed
A2 1/8" = 1'-0"



1 Garage Proposed
A2 1/4" = 1'-0"

Existing Garage Area: 642 sqft
Proposed Garage Area: 1714 sqft
Total: 2356 sqft

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdoelldesign.com

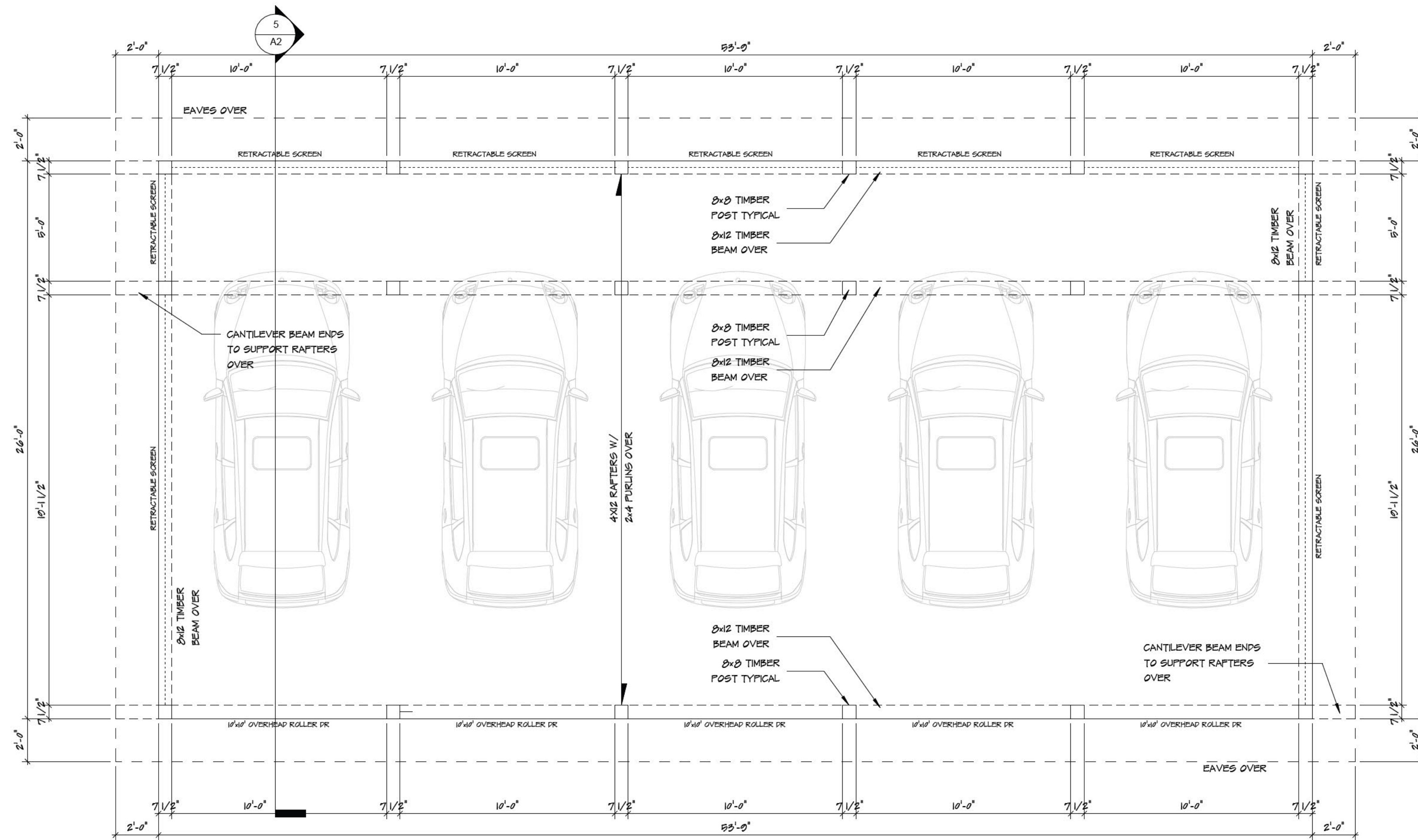
project

CARPORT
BLOCK 3, PLAN 971 0710
FOOTHILLS COUNTY

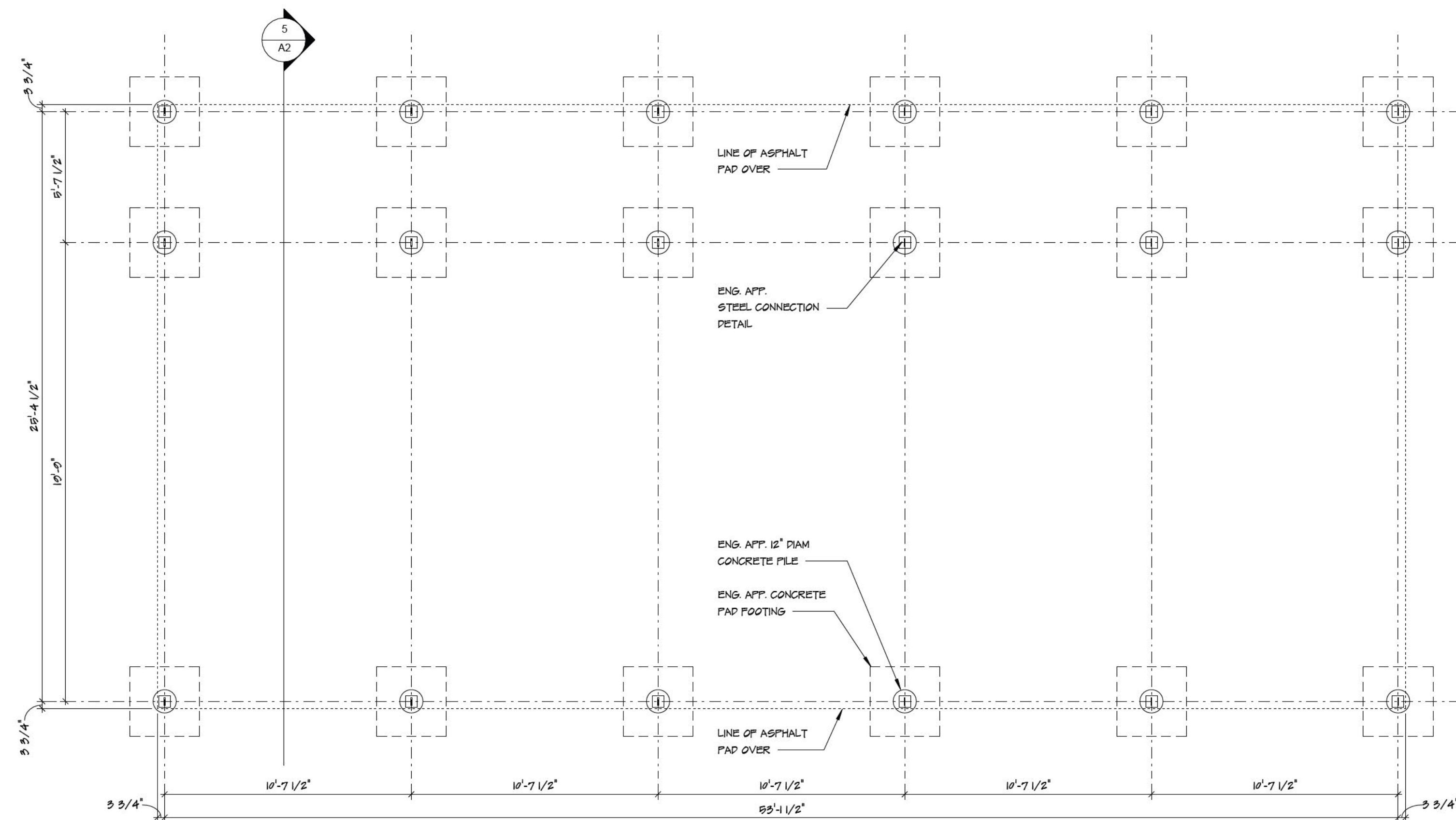
PROJECT NO. DATE ISSUED.
124.13 JUN. 28, 2024

DRAWN BY:
G.A WEST

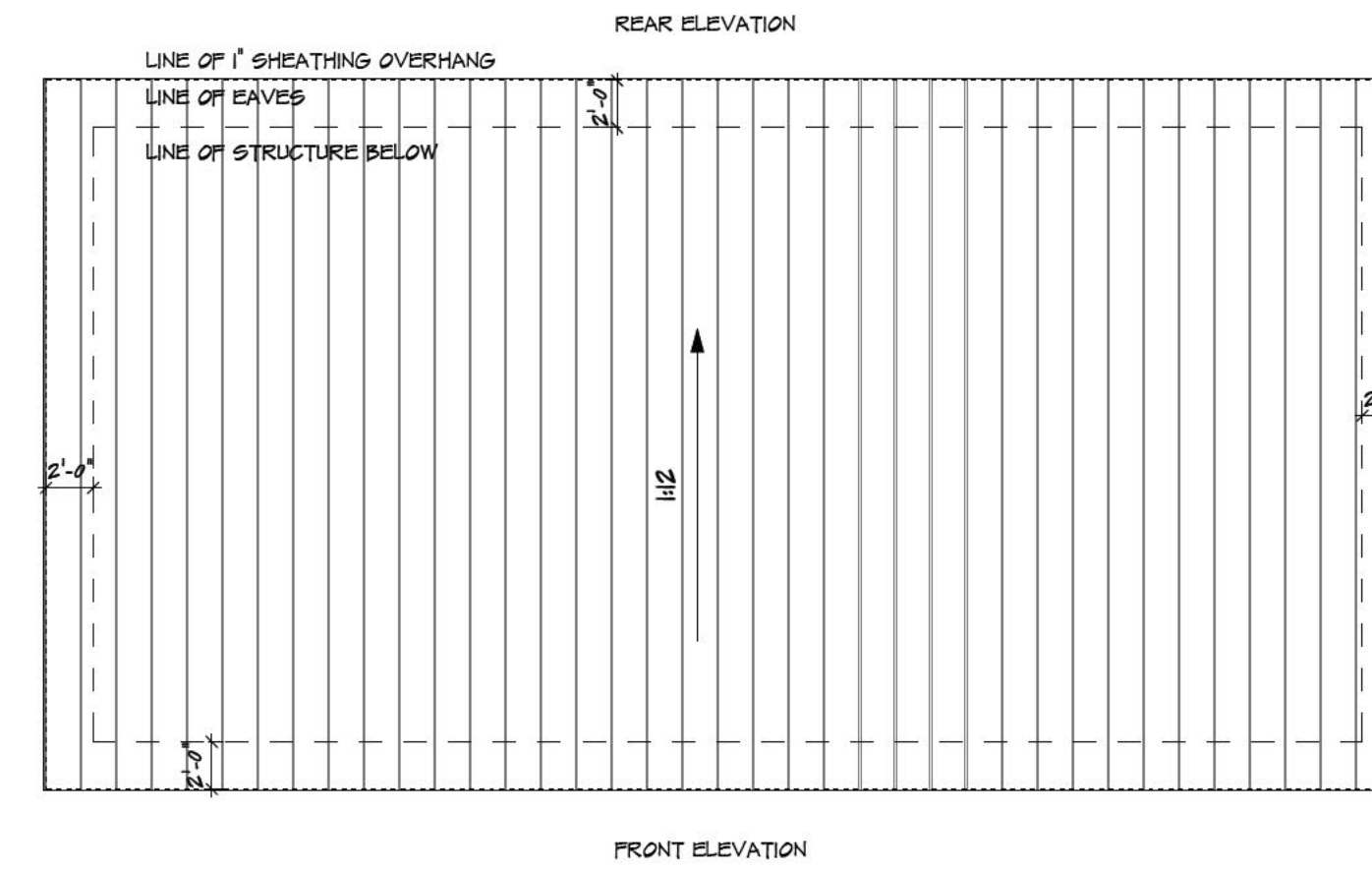
builder



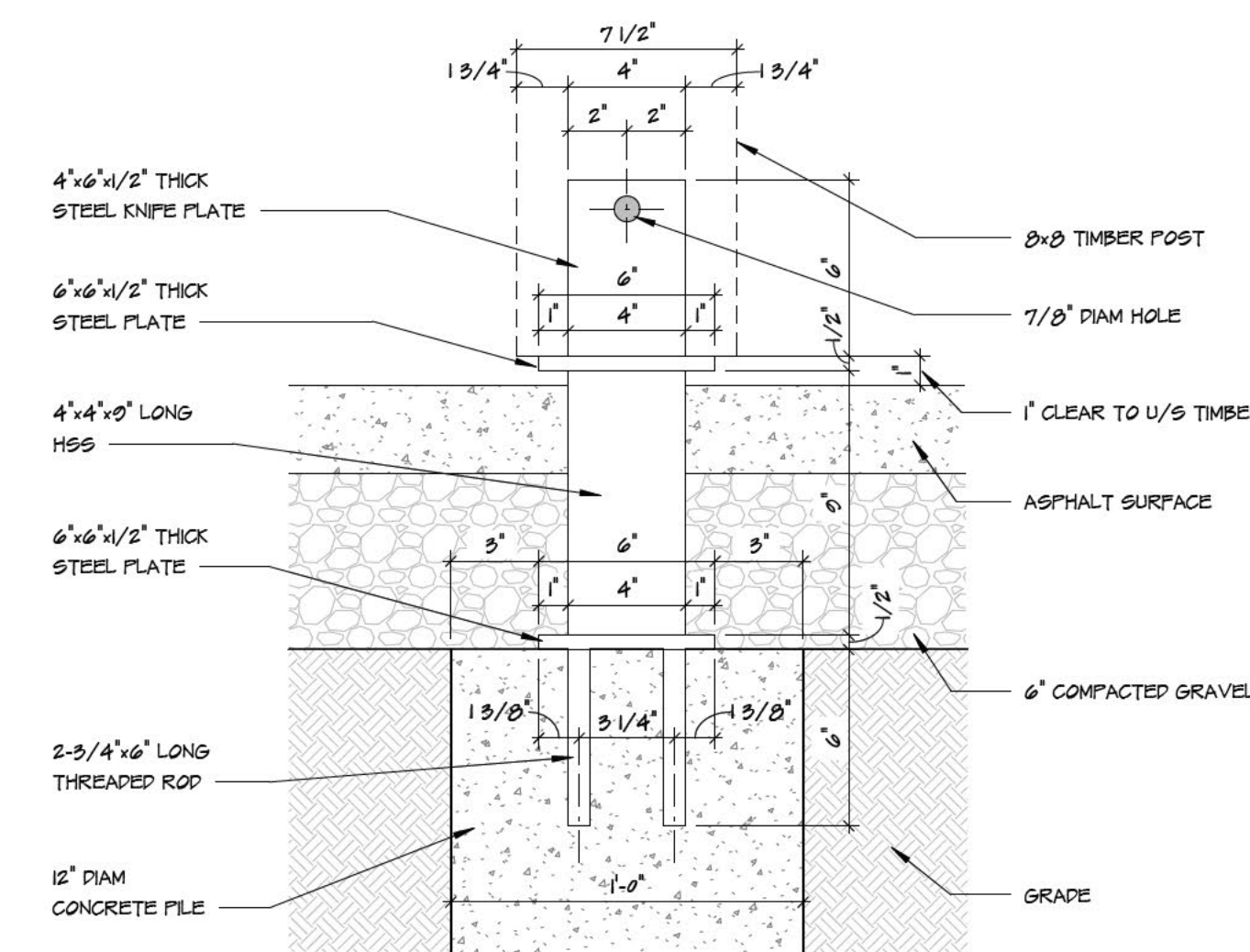
1 MAIN FLOOR PLAN
A1 1/4" = 1'-0"



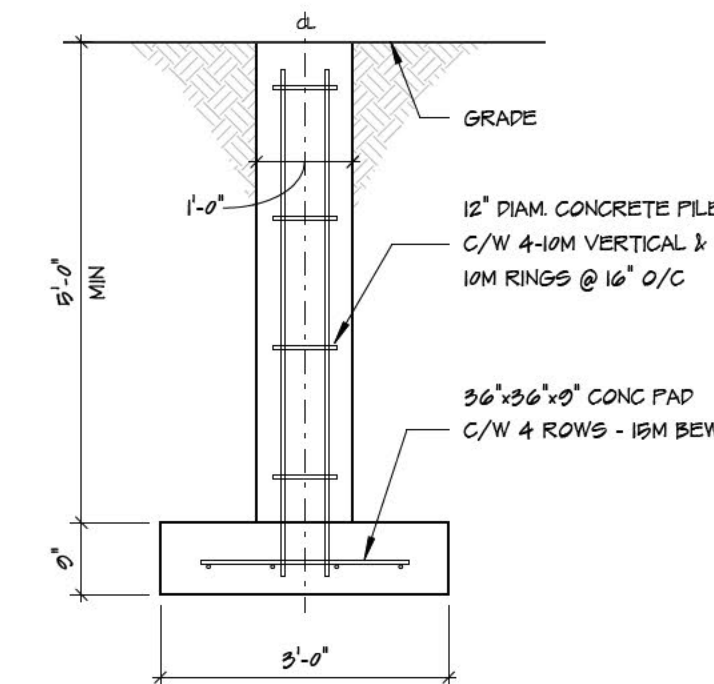
2 FOUNDATION PLAN
A1 1/4" = 1'-0"



3 ROOF PLAN
A1 1/8" = 1'-0"



4 POST - FDN CONNECTION DETAIL
A1 2" = 1'-0"



5 PILE DETAIL
A1 1/2" = 1'-0"

GENERAL NOTES

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FLOOR,
FOUNDATION, &
ROOF PLANS

A1

firm

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501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

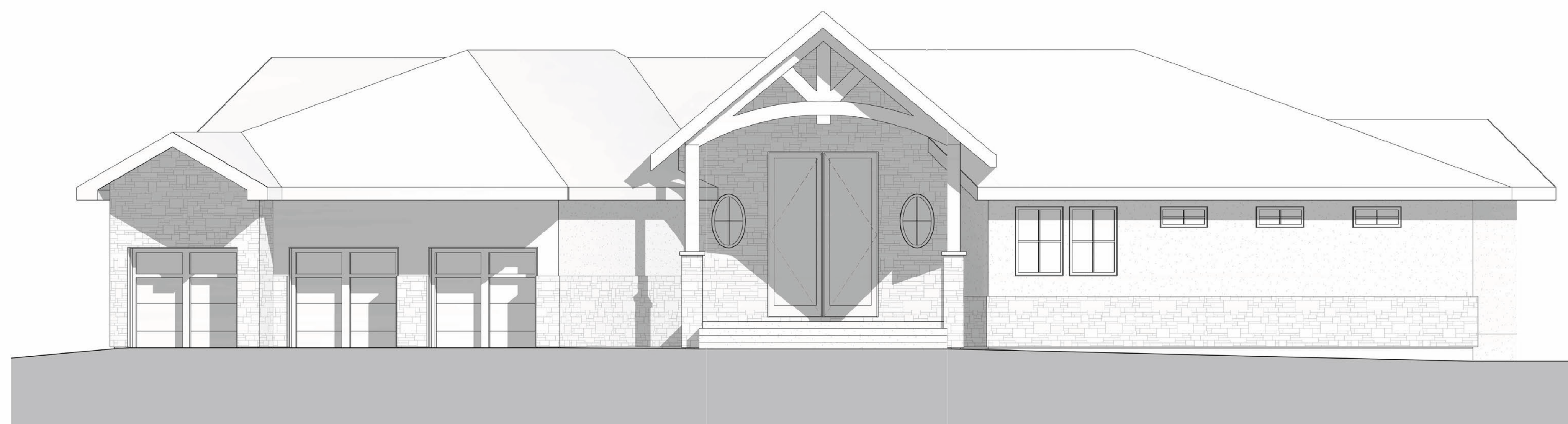
project

Priddis Pool House

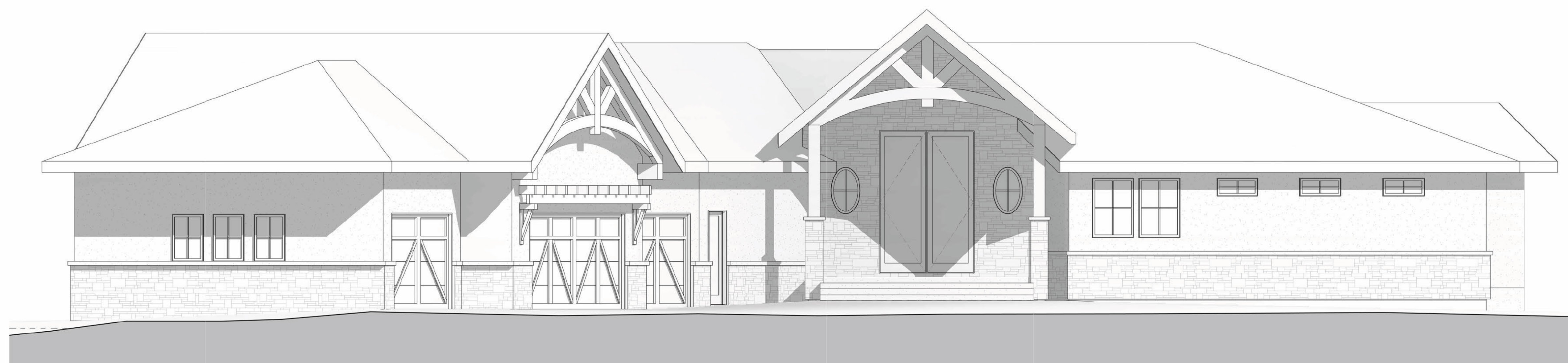
PROJECT NO. DATE ISSUED.
124-06 Dec 23 2025

DRAWN BY:
C McDowell

builder



1 Front Elevation Existing
A3 3/16" = 1'-0"



2 Front Elevation Proposed
A3 3/16" = 1'-0"

GENERAL NOTES

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Front Elevations

A3

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

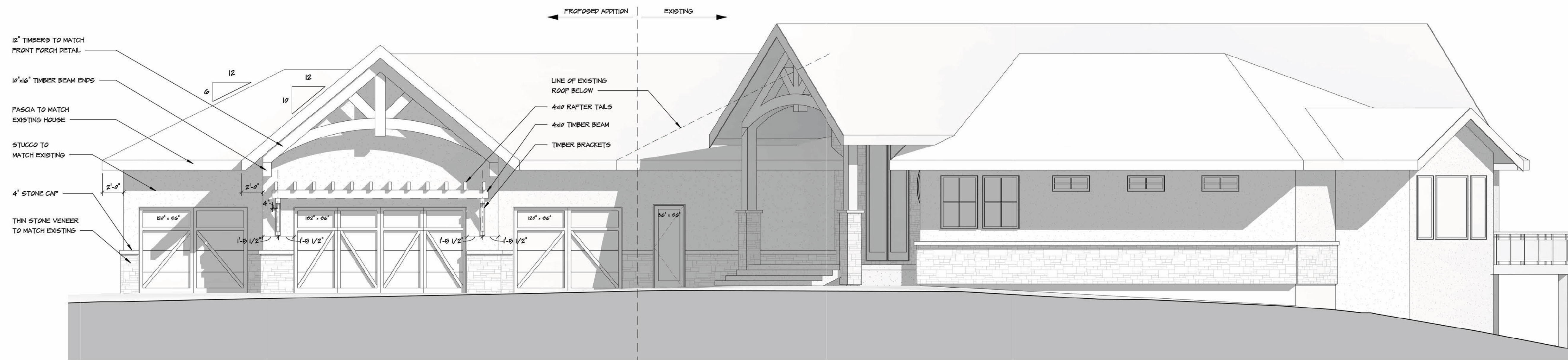
project

Priddis Pool House

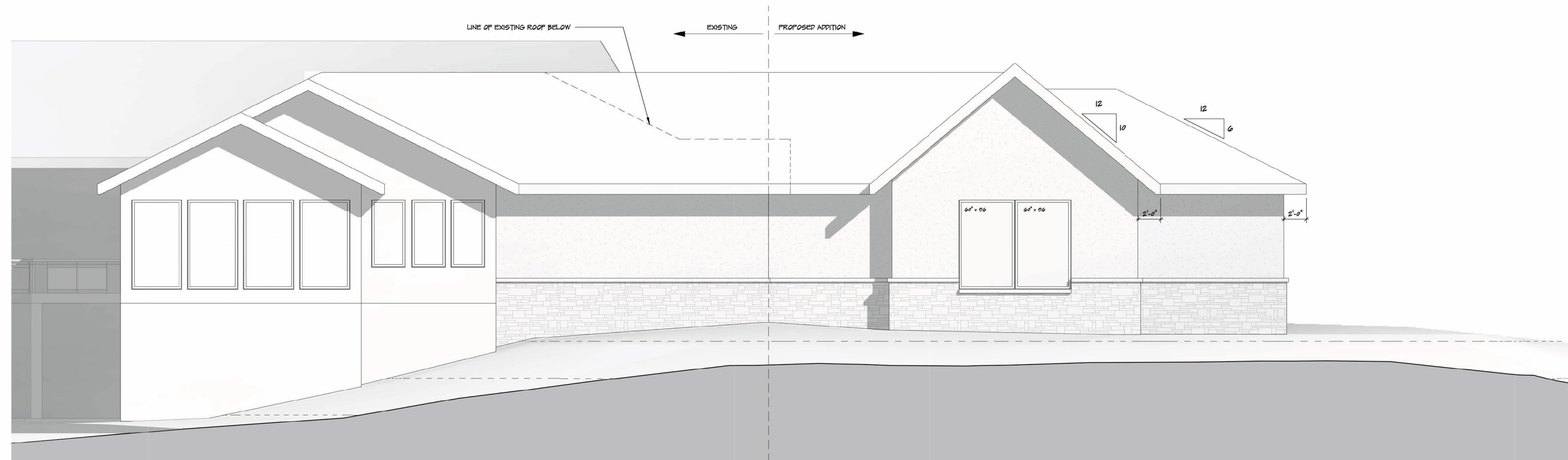
PROJECT NO. 124-06 DATE ISSUED. Dec 23 2025

DRAWN BY. C McDowell

builder



1 Garage - Front Elevation
3/16" = 1'-0"



2 Garage - Rear Elevation
3/16" = 1'-0"

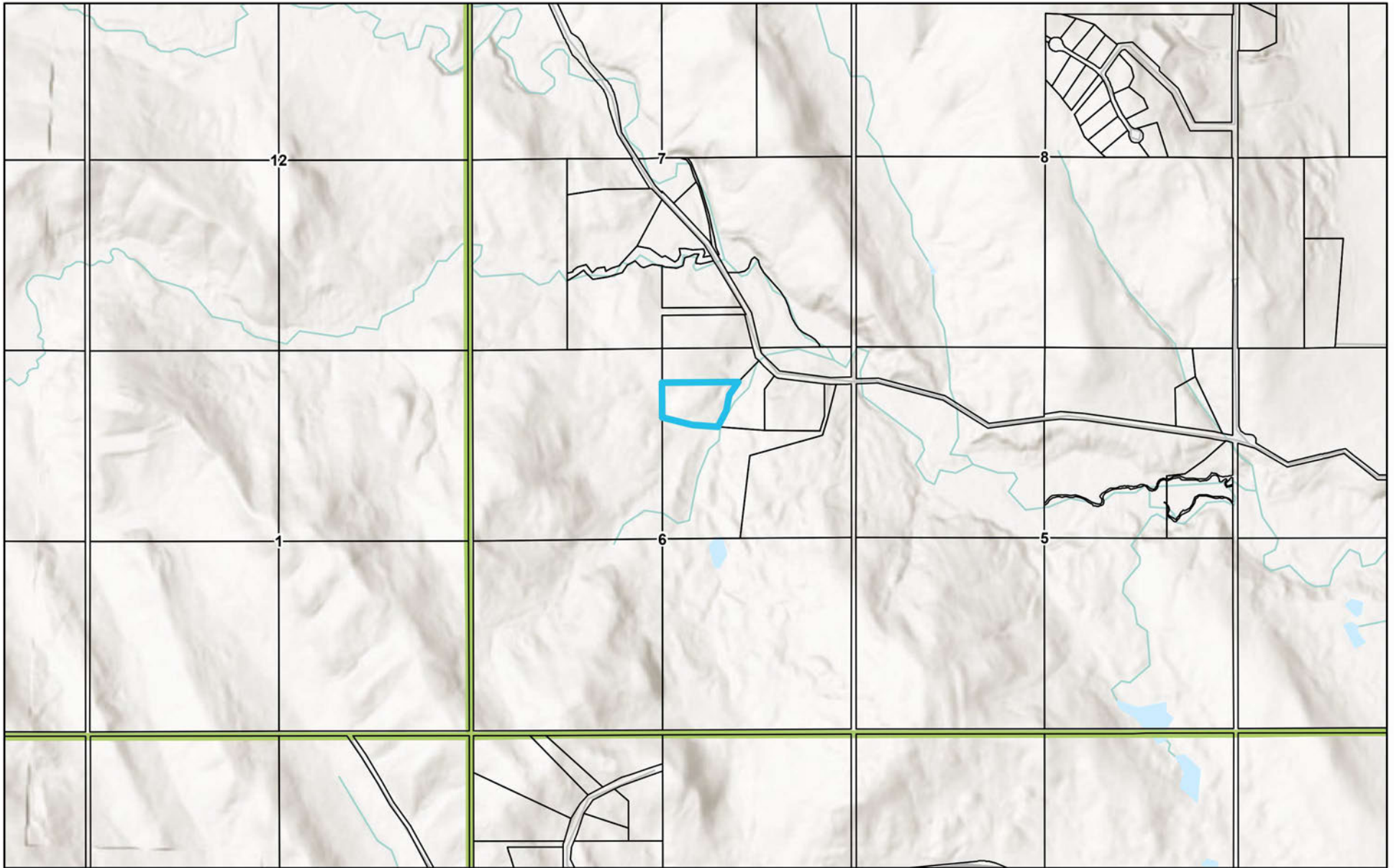
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Garage Elevations

A4

NE 06-22-03 W5; Plan 9710710 Blk 3

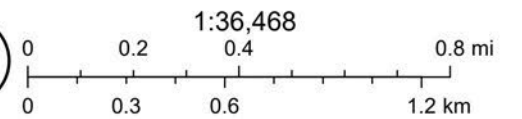


2026-02-04, 11:36:27 a.m.

Parcels

World_Hillshade

Townships



Esri, NASA, NGA, USGS, FEMA

NE 06-22-03 W5M; Plan 9710710 Blk 3



2026-02-04, 11:30:01 a.m.

 Parcels

World Imagery

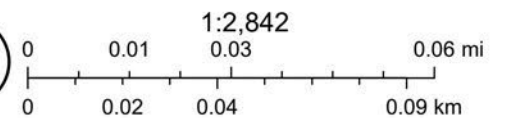
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



City of Calgary, Geodesy Group Inc., Southern Alberta Partners

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - MEOTA GAS CO-OP LIMITED.

971 102 802 16/04/1997 EASEMENT
OVER BLOCK 1 PLAN 8810777 FOR THE BENEFIT OF
BLOCK 3 ON PLAN 9710710 (PORTION DESCRIBED)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF
FEBRUARY, 2026 AT 11:44 A.M.

ORDER NUMBER: 56209165

CUSTOMER FILE NUMBER: MM-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).



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 1, 2025

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 251

APPLICANT(S): MCDONALD LUXURY HOMES

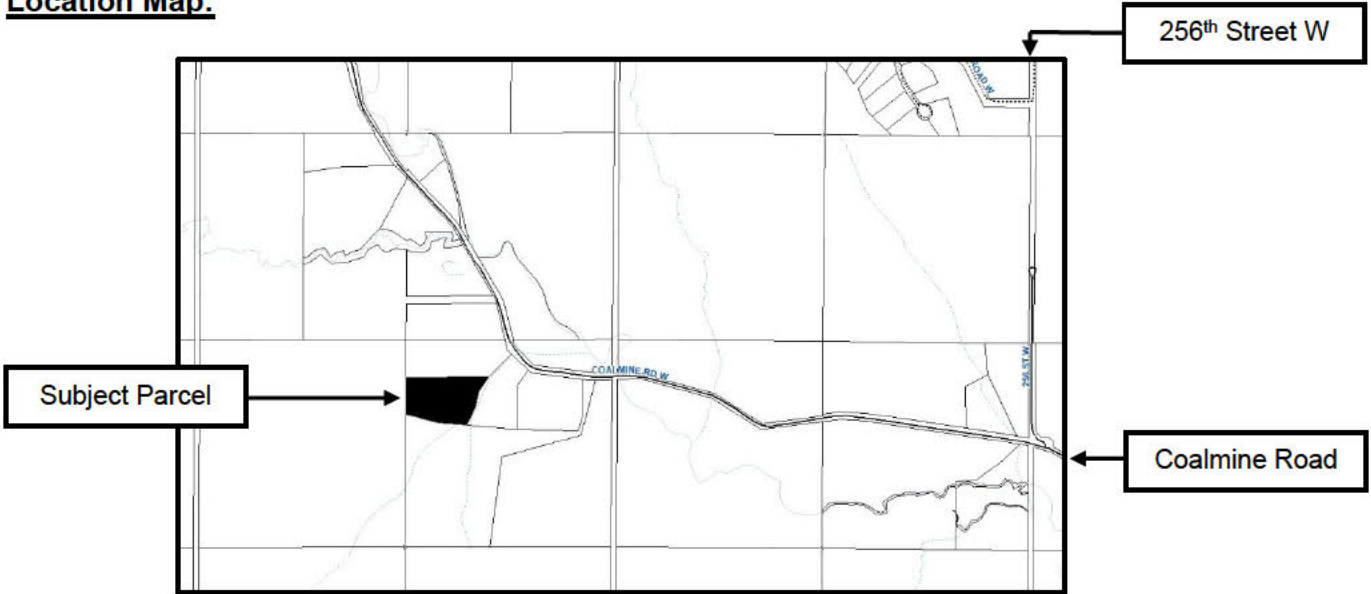
PROPOSAL DESCRIPTION: OVERSIZE ATTACHED GARAGE

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01 acre Country Residential District parcel located to the southwest of Coalmine Road, approximately one and one-half mile to the west of 256th Street west.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted, proposing that an addition be constructed onto the garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 2,404 sq. ft.

Section 4.2.1.9 of the Land Use Bylaw 60/2014 identifies that a Development Permit is required for attached private garage space exceeding 1,200 sq. ft.

Additionally, Section 4.2.1.7 of the Land Use Bylaw allows for a maximum of 5 detached Accessory Buildings with a total cumulative size not to exceed 4,100 sq. ft., accessory to the residence on a parcel of this size.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Oversize Attached Garage on the subject parcel, being a portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval will allow for:

- a. Oversize attached garage space having a total size (footprint) of up to +/- 2,404 sq. ft.

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 **March 1, 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 is required to submit a refundable compliance deposit in the amount of \$2,500 to ensure that the existing AC Unit and Greenhouse are removed from the subject property. This deposit will be refunded at such time that these two structures have been removed in their entirety.

CONDITIONS OF APPROVAL:

The following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant. Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate;
2. All necessary building and safety code permits and inspections for the development are to be obtained from the County;

3. Prior to the County acknowledging completion of the development and refunding the compliance deposit, the existing 0.75m x 0.80m AC unit and the existing 5.15m x 12.50m greenhouse shall be removed from the subject property in their entirety. It is the applicant's responsibility to ensure appropriate and proper disposal of any materials resulting from the removal of the structures.
4. The applicant(s) shall provide written notification to the Development Authority upon completion of the development, as approved herein;
5. The applicant(s) 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 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 development is to be maintained in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revision and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. Development of the land shall comply with the requirements of the Building, Safety, and Fire Codes at all times;
3. Providing variance for the oversize garage partially exhausts the area of permitted Accessory Buildings on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining any required approval(s) from Foothills County. This includes any structure with a roof; and/or any buildings with temporary foundations;
4. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. 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;
6. 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;
7. The applicants will indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of h subject property.

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 posted on our website, 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.

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

project

Priddis Pool House

PROJECT NO. 124-06 DATE ISSUED. Sep 3 2025

DRAWN BY. C McDowell

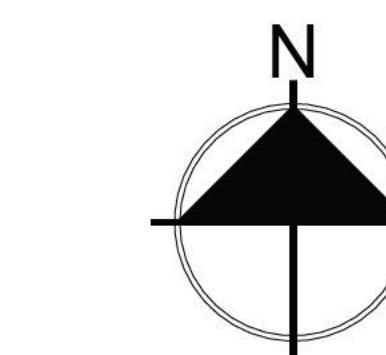
builder

REVISIONS JULY 18 2025

1. PARCEL ACCESS ADDED
2. DISTANCE FROM ADDITION TO SLOPE ADDED
3. EXISTING STRUCTURE FOOTPRINTS ADDED
4. ADDITION AREAS CLARIFIED AND UPDATED

REVISIONS SEPTEMBER 3

5. GREENHOUSE MARKED AS TO BE REMOVED



LEGAL DESCRIPTION:

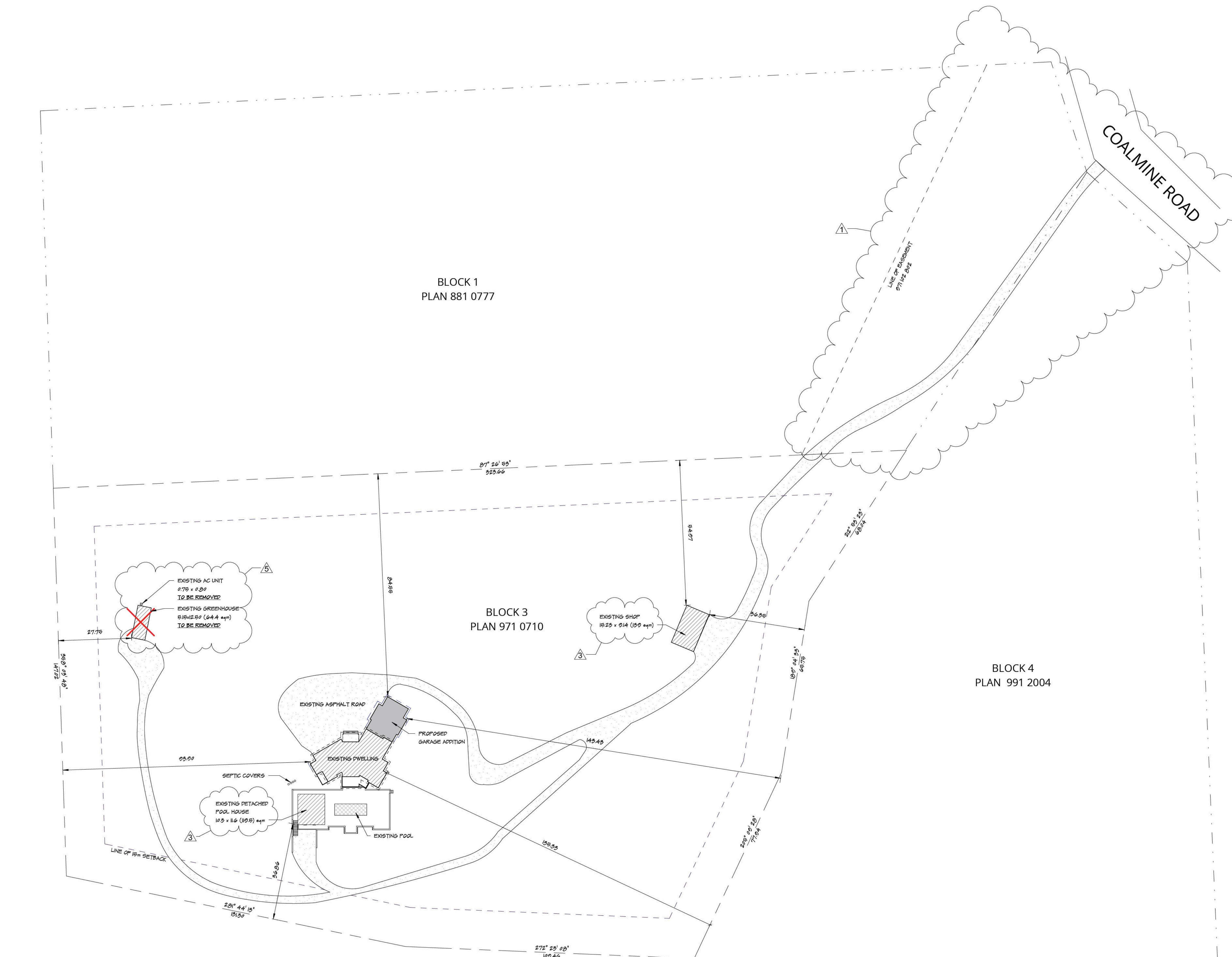
BLOCK 3
PLAN: 071 0710
NE 1/4 SEC 6 TWP 22 RGE 3 W8M
ADDRESS: 27200 COALMINE ROAD
LUP: CR
PARCEL AREA: 40,877.05 SQM (12.0 ACRES)
EXISTING HOUSE AREA: 300.6 SQM
PROPOSED ADDITION AREA: 100.2 SQM
TOTAL PROPOSED BUILDING AREA: 400.8 SQM

GENERAL NOTES

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Site Overall

SP1



1 Overall Site Plan
SP1 1:700



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: August 25, 2025

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D 196

APPLICANT(S): MCDONALD LUXURY HOMES

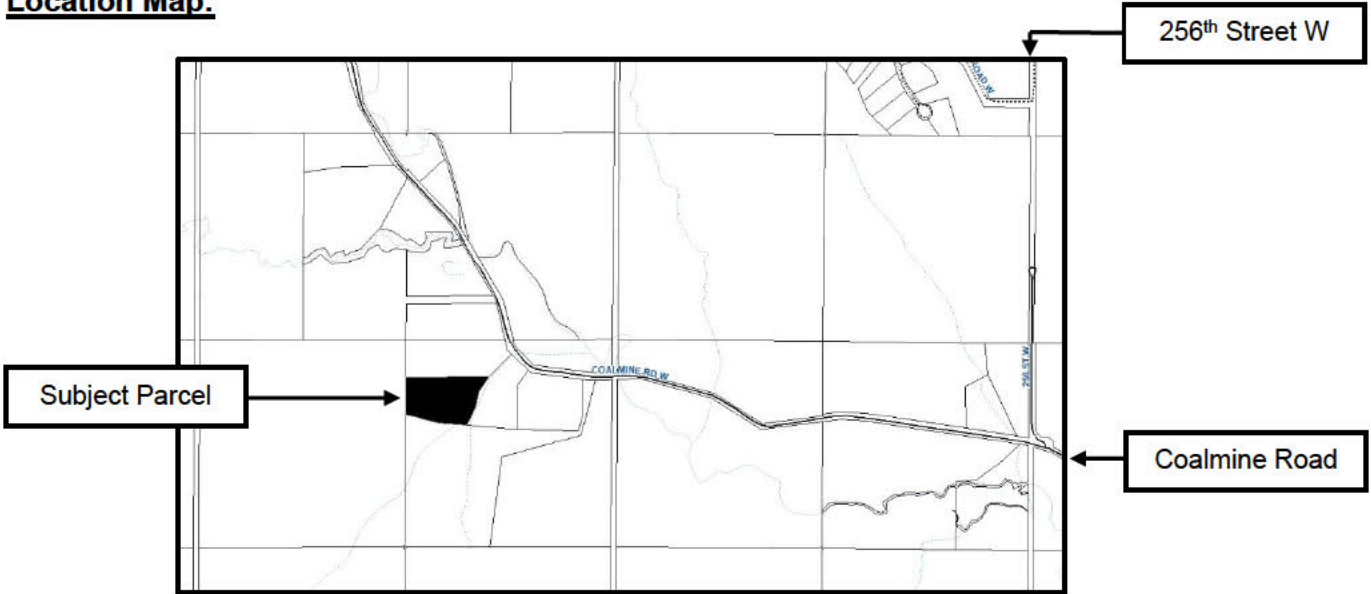
PROPOSAL DESCRIPTION: OVERSIZE ATTACHED GARAGE

LEGAL DESCRIPTION: PTN. NE 06-22-03 W5M; PLAN 9710710, BLOCK 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 12.01 acre Country Residential District parcel located to the southwest of Coalmine Road, approximately one and one-half mile to the west of 256th Street west.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted, proposing that an addition be constructed onto the garage that is attached to the principal residence on this property. The resulting cumulative total of attached garage space is proposed to be +/- 2,356 sq. ft.

Section 4.2.1.9 of the Land Use Bylaw 60/2014 identifies that a Development Permit is required for attached private garage space exceeding 1,200 sq. ft.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of the proposed Oversize Attached Garage on the subject parcel, being a portion of NE 06-22-03 W5M; Plan 9710710, Block 3, has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 4.2.1.9 of the Land Use Bylaw 60/2014 provides that 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:

- b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on land use districts other than the Agricultural District.

In reviewing the request, it was noted that the combined garage and accessory building area – existing and proposed – would exceed that area for garages and Accessory Buildings permitted on a lot of this size.

This decision is considered an Automatic Refusal, and if appealed will be given further consideration by the Development Appeal Board.

firm

McDowell & Associates
501, 933 17 Avenue SW
Calgary, AB T2T 5R6
(403) 245 8361

mcdowelldesign.com

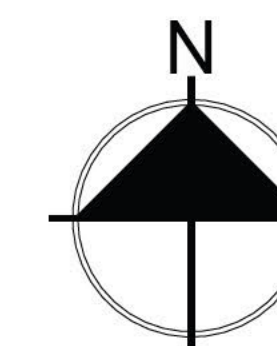
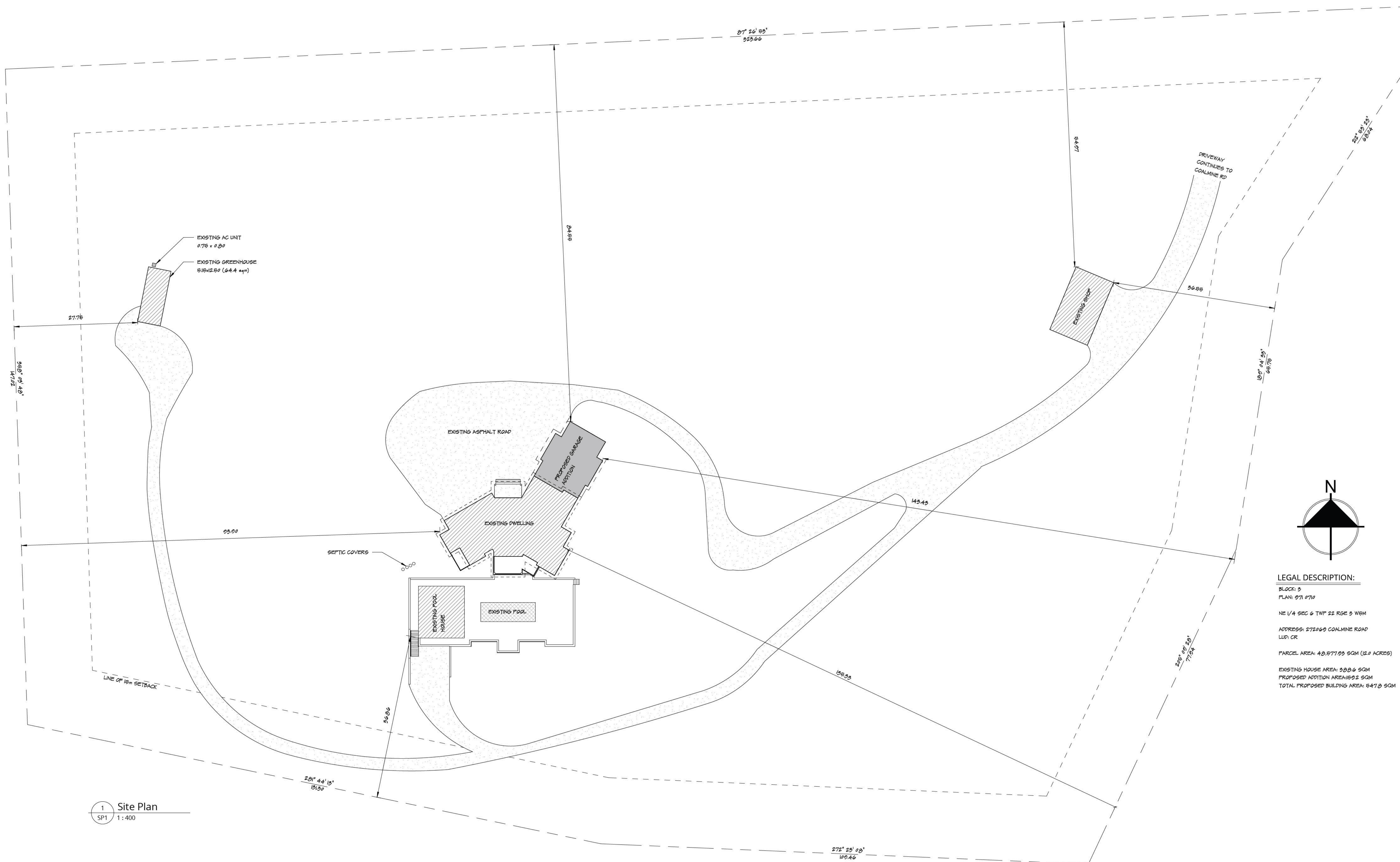
project

Priddis Pool House

PROJECT NO. DATE ISSUED.
124-06 June 19, 2025

DRAWN BY:
C McDowell

builder



LEGAL DESCRIPTION:
 BLOCK: 3
 PLAN: 071 0710
 NE 1/4 SEC 6 TWP 22 RGE 3 W8M
 ADDRESS: 27200 COALMINE ROAD
 LUP: CR
 PARCEL AREA: 40,877.05 SQM (12.0 ACRES)
 EXISTING HOUSE AREA: 300.6 SQM
 PROPOSED ADDITION AREA: 100.2 SQM
 TOTAL PROPOSED BUILDING AREA: 400.8 SQM

- GENERAL NOTES**
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1 Site Plan
SP1 1:400

Site Overall

SP1

2.4 SPECIAL PROVISIONS FOR PARCELS WITH SUB-DISTRICTS

- 2.4.1 Parcels within all land use districts may be further designated with a sub-district “A” in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:
- a. Lot grading and building envelope.
 - b. Site coverage and setback.
 - c. Storm water management.
 - d. Access design and construction.
 - e. Location of a floodway.
 - f. Landscaping and screening requirements.
 - g. Water and wastewater utility systems.
 - h. Engineering requirements such as foundation design.
 - i. Preservation of environmental and landscaping features.
 - j. Other such reasons as deemed appropriate by Council.
- 2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

2.5 DEFINITIONS

- 2.5.1 Words and expressions used in this Bylaw (but not defined herein) that are defined in Part 17 of the Act have the meaning given to them in Part 17 of the Municipal Government Act so far as the context in which such words and expressions are used in this Bylaw will permit.

A

ABATTOIR:

ABATTOIR, PERSONAL USE means a premise where a landowner or tenant slaughters and/or processes their own animals for purposes of consumption for themselves and their immediate household members only. An Abattoir, Personal use may include the hiring of a Provincially licensed *Mobile Butcher* to slaughter or to process the landowner/tenant’s animal on the landowner/tenant’s property.

ABATTOIR, MINOR means a provincially licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell within the Province of Alberta and may include retail sales of inspected and approved meat. May include slaughtering of animals on site. No significant adverse nuisance such as noise, or odor should extend beyond the boundary of the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

CANNABIS PRODUCTION, STANDARD means the use of land, buildings, or structures for the purposes of cultivation, processing, labeling, and packaging, testing, destroying, storing, or transporting cannabis authorized by license for standard cultivation and/or processing, pursuant to the Cannabis Regulations, SOR/2018-144, or any successor or replacement legislation or regulations, which may be enacted in substitution thereof.

CANNABIS RETAIL STORE means a building or portion thereof that is licensed by the Province of Alberta for the legal sale of cannabis and cannabis accessories for off-site consumption. This use does not include Cannabis Production.

CANNABIS SALES means for the wholesale or retail sale or distribution to the public of any and all types of Cannabis as defined by the Cannabis Act (Canada).

CAR/TRUCK WASH means the provision of facilities, including a central water supply for washing vehicles.

CARPORT means a roofed structure used for storing or parking of private vehicles which is attached to the principal building, partially open and unobstructed. A detached carport is considered an accessory building and must be constructed in accordance with Section 9.2 of this bylaw.

CARD LOCK FUEL DISPENSING FACILITY means a building, structure, or part thereof, where fuel, oil and other similar products used in the operation of vehicle engines are sold to account customers only via card lock controllers. Such a facility may include as accessory uses, truck weigh scales, truck washing facilities, a lounge, shower, and washroom facilities, all of which are available only to customers. Additionally, a facility may include one (1) outlet where goods are stored and offered for sale, provided that there is no preparation of food on the premise.

CEMETERY means land that is set apart or used as a place for the internment of the dead or in which human bodies, pets, and/or animals or cremated remains have been buried.

CENTRE LINE as used in this Bylaw with reference to a municipal road or highway means a line drawn parallel to and equidistant from the limits of the road allowance as originally laid out prior to any subsequent road widening.

CHANGE IN USE OR INTENSITY PERMIT: A permit that may be obtained in a Commercial, Industrial or Agricultural Business District land uses to allow a business or use to be established in an existing building where there is a compliant *Multiple Potential Use Development Permit* in place, and the proposed business or use complies with that development permit. The Change of Use or Intensity permit will be required when the initial use is being established and when a change in use or change in intensity of use is applied for within a site, a building, or portion of a building, in accordance with an approved *Multiple Potential Use Development Permit*.

CHILD CARE FACILITY means a child care program offered or provided for under a facility-based license, to provide child care to more than 6 children, not including the person's own children, in accordance with the Early Learning and Child Care Act. (For example, day care, preschool care, out of school care). *More information on Child Care Facilities and Family Day Homes can be found in Section 10.7 of this bylaw.*

CHURCH see "*Religious Assembly*".

CLUB HOUSE means a building where members of a club and their guests may hold social events or gather for group activities, meetings, informational sessions, or other purposes.

CLUSTER DEVELOPMENT means a development design technique that locates buildings in limited areas on a site to allow the remaining land to be used for a variety of open space purposes.

COMMERCIAL BUSINESS means the use of land, building or structures for the purpose of buying and selling commodities and supplying of services.

COMMERCIAL COMMUNICATION EQUIPMENT means equipment designed to transmit or receive signals (electromagnetic or otherwise) for the express purpose of supporting or establishing telecommunications systems for public or commercial use (federally regulated).

FLOODWAY: The portion of the flood hazard area where flows are deepest, fastest, and most destructive. Floodway is described in the Alberta Environment's Flood Hazard Identification Program (<http://floods.alberta.ca>).

FLOOD FRINGE: Floodwater in the flood fringe is generally shallower and flows more slowly than in the floodway. Flood fringe is the outer portion of the flood hazard area. Flood fringe is described in the Alberta Environment's Flood Hazard Identification Program (<http://floods.alberta.ca>).

FLOOD PROOFING: with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

LANDS IMPACTED BY 2013 FLOOD EVENT: are those lands which the County believes were impacted by flooding on June 20th, 2013. These lands may or may not be within the flood hazard area. Some of these lands may only have been partially flooded or minimally impacted, while some may have been significantly impacted.

FLOOD HAZARD PROTECTION OVERLAY AREA: are those lands included within one or all of the following areas:

- Floodway.
- Flood Fringe; or
- Lands impacted by 2013 Flood Event.

More information can be found on provisions for land subject to flooding under Section 9.13 and under Section 11.1 Flood Hazard Protection Overlay District.

FOOD SERVICE, ACCESSORY means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day-to-day basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming, Liquor and Cannabis Commission or equivalent body. It may also include food service from food trucks licensed to operate in the County.

FOOD SERVICE, DRIVE-IN means development where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a more limited range of menu than a restaurant and includes one or more of car attendant services drive through food pickup services, or parking primarily intended for the on-site consumption of food within a vehicle.

FOOD TRUCK means a licensed vehicle equipped to cook and sell food for the purposes of public consumption on a temporary site.

FRONTAGE the lineal distance measured along the front lot line. On corner lots, all sides of a lot adjacent to a road or highway shall be considered frontage.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation. A crematorium is not included under the definition of Funeral Home. *See Crematorium defined separately under this Bylaw.*

G

GARAGE, PRIVATE means a building designed and used for storage of private vehicles and includes a carport. *Conditions under which permits are not required for private garage can be found in Section 4.2.1 of this bylaw.*

GARDEN CENTRE: *See Intensive Vegetation Operation and Retail Garden Centre.*

GARBAGE CONTAINER means a bin, with or without a lid, greater than one cubic metre in volume used to store garbage and refuse temporarily. This definition excludes a container used for a construction or demolition project for which a valid building or demolition permit has been issued.

PART 2 PLANNING & DEVELOPMENT APPLICATIONS

PREAMBLE

This section outlines the requirements of a development application. It also lists circumstances, activities, structures and/or developments that do not require the issuance of a development permit, community consultation requirements, pre-application and formal review requirements and supplementary requirements.

Note: The text contained within this box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

SECTION 4 APPLICATION REQUIREMENTS FOR DEVELOPMENT PERMIT AND LETTERS OF COMPLIANCE

4.1 DEVELOPMENT PERMIT REQUIRED

- 4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:
- a. A Development Permit has first been issued pursuant to this Bylaw.
 - b. The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.
 - c. A Building Permit has been obtained when the Building Officer so requires.
 - d. All necessary plumbing, gas, septic and electrical permits have been issued.

4.2 NO DEVELOPMENT PERMIT REQUIRED

- 4.2.1 A Development Permit is **not** required with respect to the following developments and/or uses but such developments and/or uses shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations, and bylaws:

Access Road:

- 4.2.1.1 A private driveway developed on privately owned property for the purpose of vehicular access. This does not preclude the requirement for an approved legal, physical access and approved approach in accordance with Section 9.1. See Section 9.1 Access to Property for more details.

- 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.

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

9.2 ACCESSORY BUILDINGS AND USES

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

- c. Percentage of MR/School reserve lands proposed.
- d. Site characteristics.
- e. The needs for a school site, fire halls, recreation centers, or other amenities in the subject area.
- f. Potential impact on the surrounding area.
- g. Suitability of access for the site.
- h. Servicing capability.
- i. Any other considerations Council deems appropriate.

9.8 DEVELOPABLE AREA FOR PARCELS

- 9.8.1 Every lot in a subdivision must include a suitable developable area, which is defined as the minimum area required to ensure that there is adequate space for a building site, water well and sewage disposal system taking into account the setback distance requirements of the County's land use bylaw, any required setbacks recommended by a geotechnical engineer following a review of the site, meets provincial requirements, and meets the following criteria:
 - a. The developable area is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the Act and the Provincial Planning Regulation.
 - b. The developable area contains a water table and soil suitable for the construction of a building site and wastewater disposal system to be utilized.
 - c. The developable area does not exceed 15% in slope unless a report has been submitted to the satisfaction of the County, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction; and
 - d. The developable area is sufficient to accommodate all buildings within the applicable setback requirements for the land use district; and
 - e. The developable area is considered developable by the Subdivision Authority.
- 9.8.2 Notwithstanding that minimum setback requirements for the land use districts do not apply to well locations and septic systems, the minimum size of developable area must meet the above criteria and shall also allow for:
 - a. The required setbacks from the well to all property lines; and
 - b. Separation distances for septic tanks and fields and package sewage treatment plants, to both property lines, water sources, and buildings in accordance with the provincial standards such as those currently required in the Alberta Private Sewage Systems Standard of Practice.

9.9 DEVELOPMENT ADJACENT TO PUBLIC ROADWAYS

- 9.9.1 Development shall be set back from public roads in accordance with the minimum distances established in the district provisions unless a variance is granted in a Development Permit.
- 9.9.2 Development within 300 m (984 ft.) of a provincial highway or 800 m (2625 ft.) of an intersection with a provincial highway may require approval from the Province and/or a roadside development permit.
- 9.9.3 Development adjacent to a provincial highway may be required to satisfy conditions that exceed the provisions of this Bylaw.

Development Permit 26D022 – Oversized Attached Garage and Oversized Accessory Buildings

Should the board wish to approve the Oversized Attached Garage and Oversized Accessory Buildings as proposed by the applicant, the following suggested conditions of approval have been provided for consideration:

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release condition(s), this approval granted by Board Order **XX/2026** allows for the following:

1. Oversized attached garage with footprint no greater than 223.3 sq. m. (2,404 sq. ft); and
2. Relaxation to the Cumulative size of accessory buildings to allow for a total size of accessory buildings to remain at 397.79 sq. m (4,282 sq. ft.) consisting of an existing 119.5 sq. m (1,286 sq. ft.) pool house, an existing 139 sq. m (1,496 sq. ft) shop, and addition of a 139.29 sq. m (1,499 sq. ft) carport, conditional on the removal of the 64.4 sq. m. (693 sq. ft) greenhouse and AC unit.

PRE-RELEASE CONDITION:

*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 **June 12, 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 is required to submit a refundable compliance deposit in the amount of \$2,500 to ensure that the existing AC Unit and Greenhouse are removed from the subject property. This deposit will be refunded at such time that these two structures have been removed in their entirety.
2. The applicant is required to submit a Slope Stability Analysis prepared by a qualified Professional which indicates that the developable area is suitable for residential construction, to the satisfaction of Public Works.

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order **XX/2025** and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. All necessary building and safety code permits and inspections for the development are to be obtained from the County;
3. Prior to the County acknowledging completion of the development and refunding the compliance deposit, the existing 0.75m x 0.80m AC unit and the existing 5.15m x

12.50m greenhouse shall be removed from the subject property in their entirety, with proof provided to the satisfaction of the Development Authority. It is the applicant's responsibility to ensure appropriate and proper disposal of any materials resulting from the removal of the structures.

4. It is the applicant's responsibility to 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. Providing variance for the oversize garage and accessory buildings exhausts the area of permitted Accessory Buildings and Garages on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining any required approval(s) from Foothills County. This includes any structure with a roof; and/or any buildings with temporary foundations;
2. The development is to be maintained in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revision and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
3. Development of the land shall comply with the requirements of the Building, Safety, and Fire Codes at all times;
4. Any new installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. 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;
6. 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;
7. The applicants will indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property.
8. 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 all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. 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.
4. 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 Subdivision and Development Appeal Board Order **XX/2025**.