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Legend

- County Roads
- Highways
- A- Agricultural
- AA- Agricultural Sub A
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- EP- Environmental Protection
- INR- Natural Resource Extraction
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- SD- Service District

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Data Sources Include Municipal Records and Atlas.I.S.
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Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

www.foothillscountyab.ca

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

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

FOR OFFICE USE ONLY	
Fee Submitted: _____	Application No: _____
Receipt No.: _____	Tax Roll No: _____
Date Received: _____	Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Lisa Dell

Email: _____

Applicant's Mailing Address: _____

Telephone: _____

Legal Land Description: Plan 8311642, Block 1, Lot 5, LSD 508-22-04

Quarter _____, Section _____, Township _____, Range _____, West of the 5 Meridian.

Registered Owner of Land: Sam Omasu

Registered Owner Mailing Address: _____

Email: _____ Telephone: _____

Interest of Applicant if not owner of site:

Lisa + Rob live on the Property

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.

The proposed development is a home based bed & breakfast operated as a secondary use within the existing dwelling, with Lisa residing on site. The accommodation will include up to 4 guests bedrooms with a maximum stay of 14 days per guest, no kitchen facilities in guest rooms and no changes to the residential character of the property, in compliance with the Foothills County land use bylaw regulations.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 59.51 Acres

Size Of Proposed Building: N/A Height: _____

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

Utilities Presently On Site: Power & Gas

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.):

Site Plan

Room drawings

application letter

Question Responses

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

I, Lisa Neill

hereby certify that I am:

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


Date: Feb 9/2006

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.

Feb 9/2006

Date


Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

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

4. Other information: _____

PART 5 DECISION

Date of Decision: April 22, 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: April 22 & April 29, 2026

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 completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

RE: Development Permit Application – Bed and Breakfast Use

Property: [REDACTED]
Applicant: Lisa Neill
Landowner: Sam Osman

To the Foothills County Planning & Development Authority,

Please accept this submission in support of a Development Permit application for a small-scale Bed and Breakfast use within an existing single-family dwelling located at [REDACTED]

The proposed use is intentionally limited in scale and intensity. It is owner-authorized, manager-occupied, and operates within existing residential buildings. No new construction, exterior alterations, or expansion of building footprints are proposed.

Guest occupancy is capped at a maximum of eight (8) guests at any one time, which is comparable to — and often less than — the occupancy associated with a large single-family residence.

All servicing is private and existing. Water is supplied via a hauled cistern, wastewater is managed by an existing septic system, and solid waste is stored on site and privately hauled by the manager. No municipal water, sewer, or waste services are required.

Access to the property is provided via existing legal approaches, and all guest parking is accommodated on site. Vehicle activity associated with the use is anticipated to be equal to or less than that generated by a permanent family residence.

This application has been prepared conservatively and with consideration for the surrounding rural residential context. The proposed use is quiet in nature, low-impact, and compatible with the character of the area.

The applicant respectfully requests the County's consideration of this application under its preferred review process.

Sincerely,
Lisa Neill

[REDACTED]

APPLICATION QUESTIONS – RESPONSES

Property: [REDACTED]
Applicant / Manager & Occupant: Lisa Neill
Landowner: Sam Osman

1. Description of the Proposed Development

The proposed development is a small-scale Bed and Breakfast operating within an existing single-family dwelling and existing accessory residential buildings. All guest accommodations are located within existing structures. No new construction, additions, or exterior alterations are proposed.

2. Number of people to be employed

The operation will be managed and operated by the on-site manager/occupant (Lisa Neill) and the manager's spouse, with assistance from two caretakers. No additional employees are proposed.

3. Provisions for loading and parking

A minimum of eight (8) on-site parking stalls are provided for guest use, separate from parking used by the manager and caretakers. All parking is accommodated entirely on site as shown on the submitted site plan. No on-street or off-site parking is required.

4. Access locations to and from the lot

The property has existing legal access from Pine Ridge Road and Range Road 214, as shown on the submitted site plan. Two existing private driveways serve the property. No new access points or roadway modifications are proposed.

5. Vehicle generation on a daily basis

Vehicle generation is expected to be low and residential in nature, comparable to or less than a large single-family dwelling. Guest vehicle activity is primarily associated with arrivals and departures and is anticipated to average fewer than four (4) guest vehicles per day, with peak activity occurring infrequently.

6. Will there be deliveries to the site?

Occasional small-scale residential deliveries, such as standard courier or household supply deliveries, may occur. No commercial delivery traffic is anticipated.

7. Hours and days of operation

The Bed and Breakfast will operate year-round. Guest check-in is between 3:00 p.m. and 7:00 p.m., and guest check-out is by 11:00 a.m. The property remains manager-occupied at all times.

8. Is this operation seasonal or full time?

The operation is full-time.

9. Amount of water required

Water use is limited to normal domestic residential consumption, consistent with a single-family dwelling and a maximum of eight (8) guests. Water is supplied via a private hauled water cistern. No municipal water services are used or required.

10. Garbage and storage

Garbage is stored in secure on-site containers and privately hauled by the manager to an approved waste disposal facility. No municipal waste collection services are used.

11. How many bedrooms are available for guests?

There are four (4) guest bedrooms: Eagle's Nest (1 bedroom with private ensuite bathroom), Elk Hide Out (2 bedrooms with a dedicated shared guest bathroom), and Moose Crossing (1 bedroom with private ensuite bathroom).

12. How many bathrooms are available for guests?

There are three (3) guest bathrooms in total, consisting of two (2) private ensuite bathrooms and one (1) shared guest bathroom.

13. Maximum day stays by guests

The maximum length of stay is fourteen (14) consecutive days per guest.

14. What meals are provided to guests?

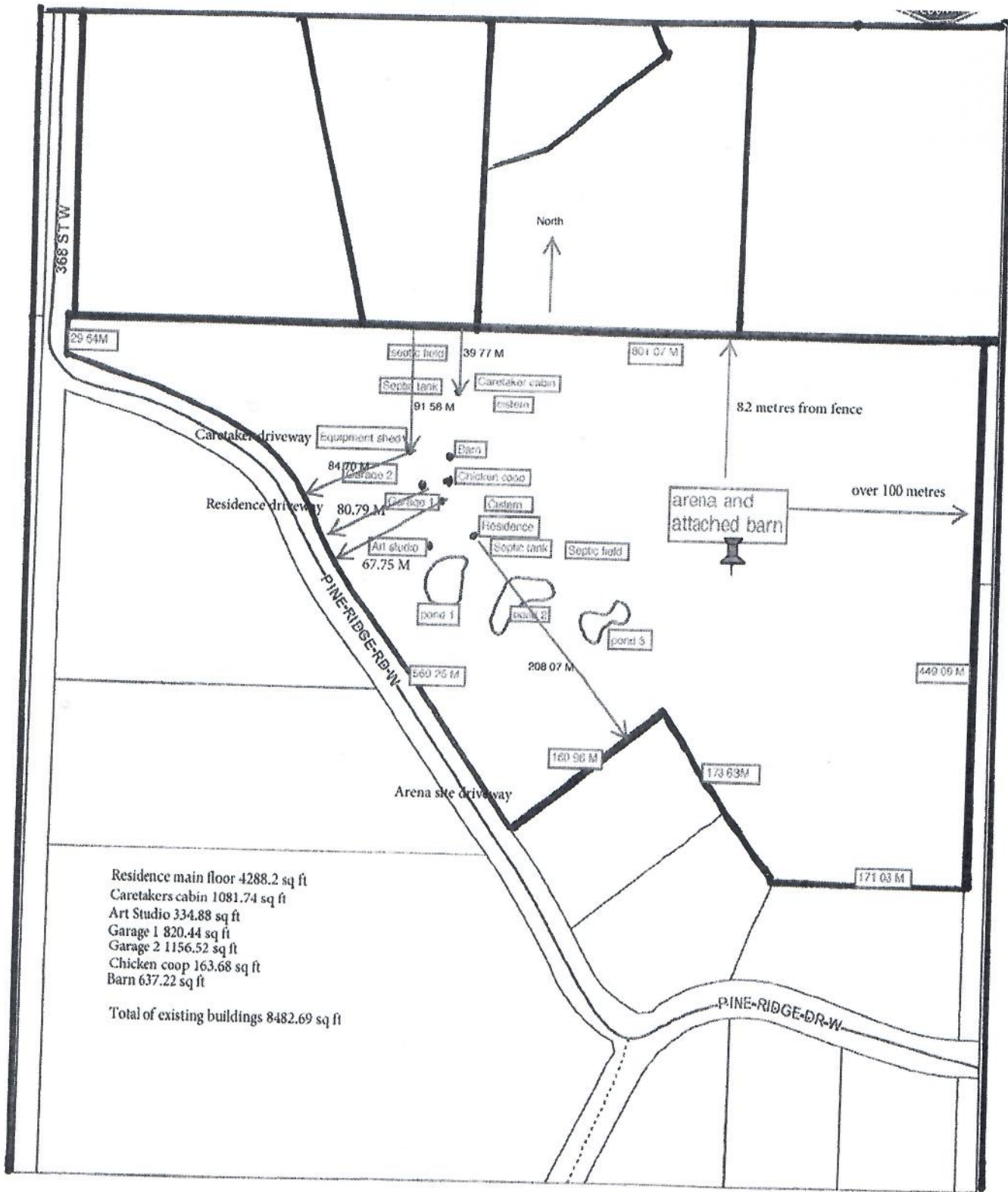
No meals are provided as part of the accommodation.

15. Any other services or activities provided to guests?

No additional services, events, or commercial activities are provided. The use is limited to overnight accommodation only.

16. Landowner consent

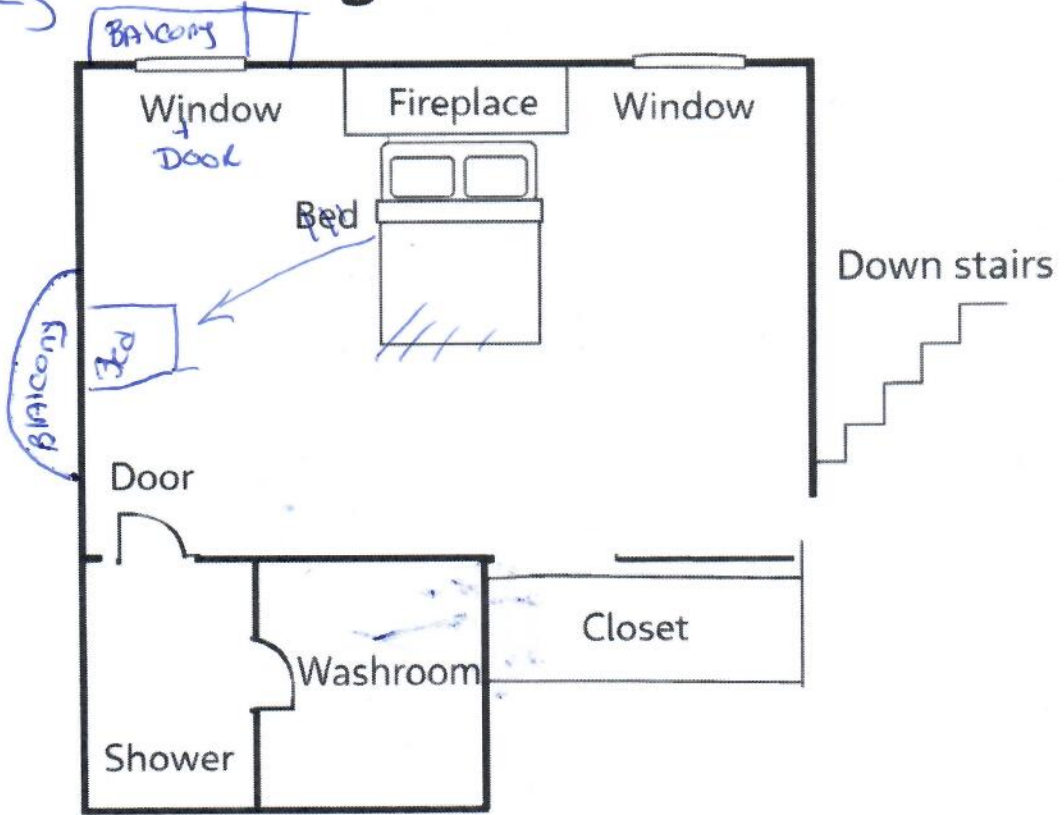
Written landowner consent has been obtained from Sam Osman and is included with this application.



- Residence main floor 4288.2 sq ft
- Caretakers cabin 1081.74 sq ft
- Art Studio 334.88 sq ft
- Garage 1 820.44 sq ft
- Garage 2 1156.52 sq ft
- Chicken coop 163.68 sq ft
- Barn 637.22 sq ft
- Total of existing buildings 8482.69 sq ft

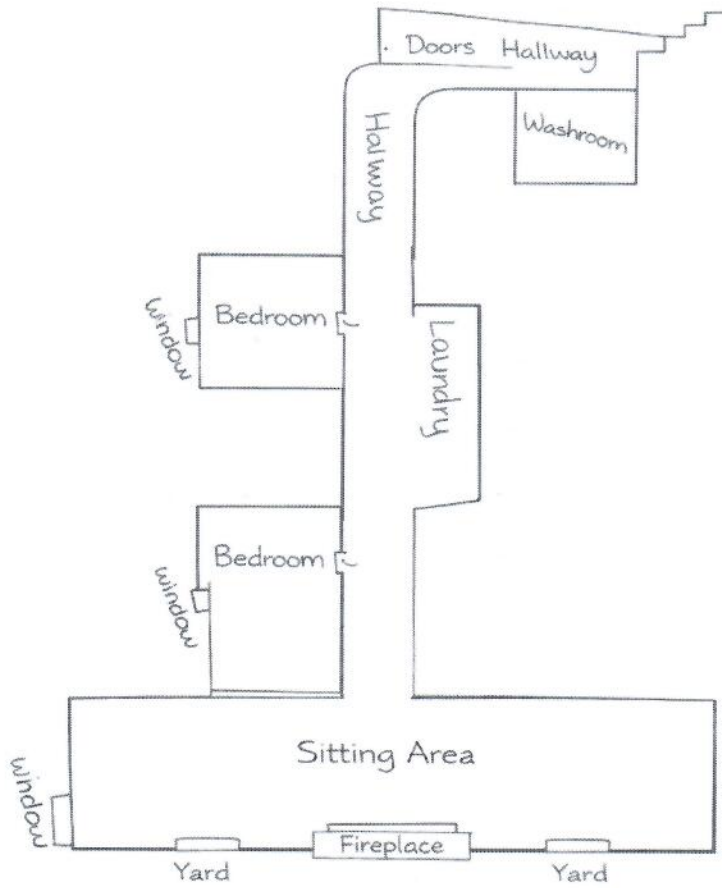
Eagle's Nest

Balcony



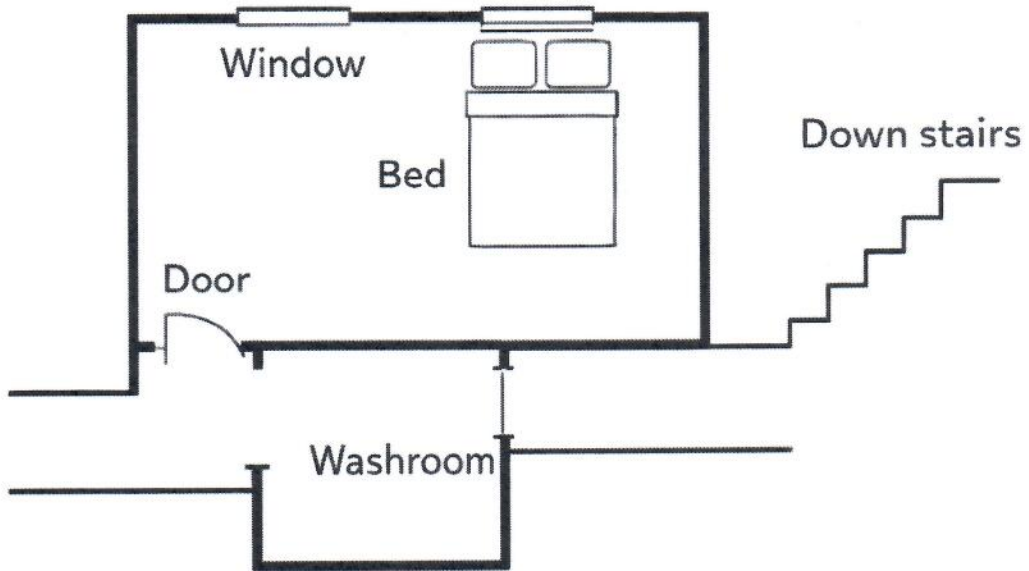
1221 Square Feet

Elk Hideout



1827 Square Feet

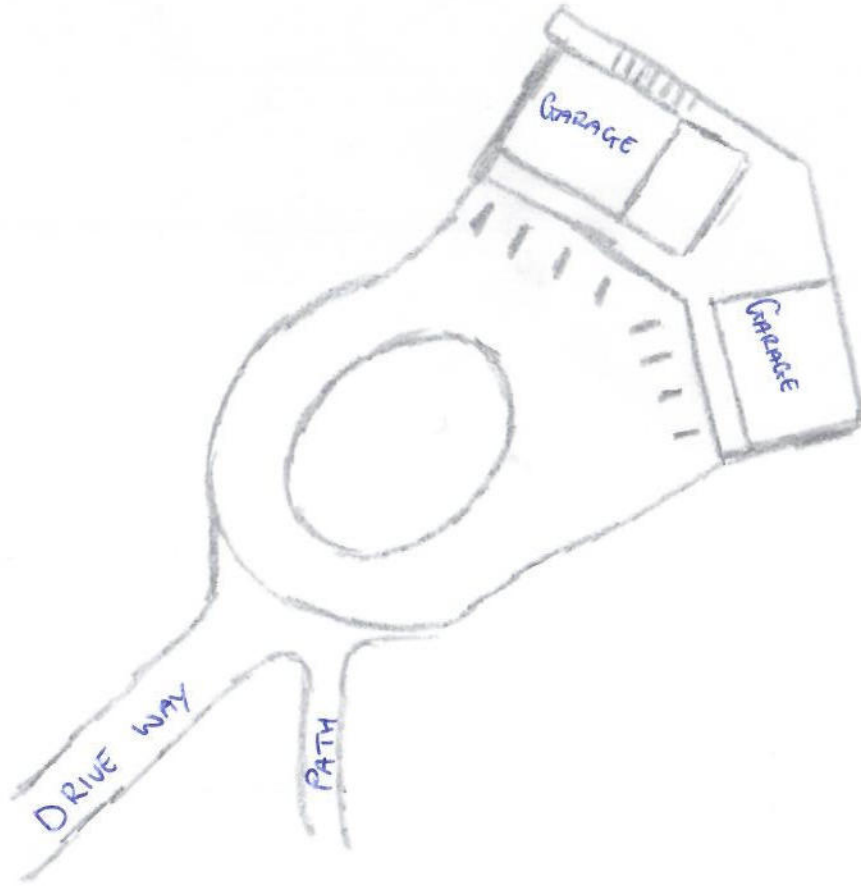
Moose Crossing



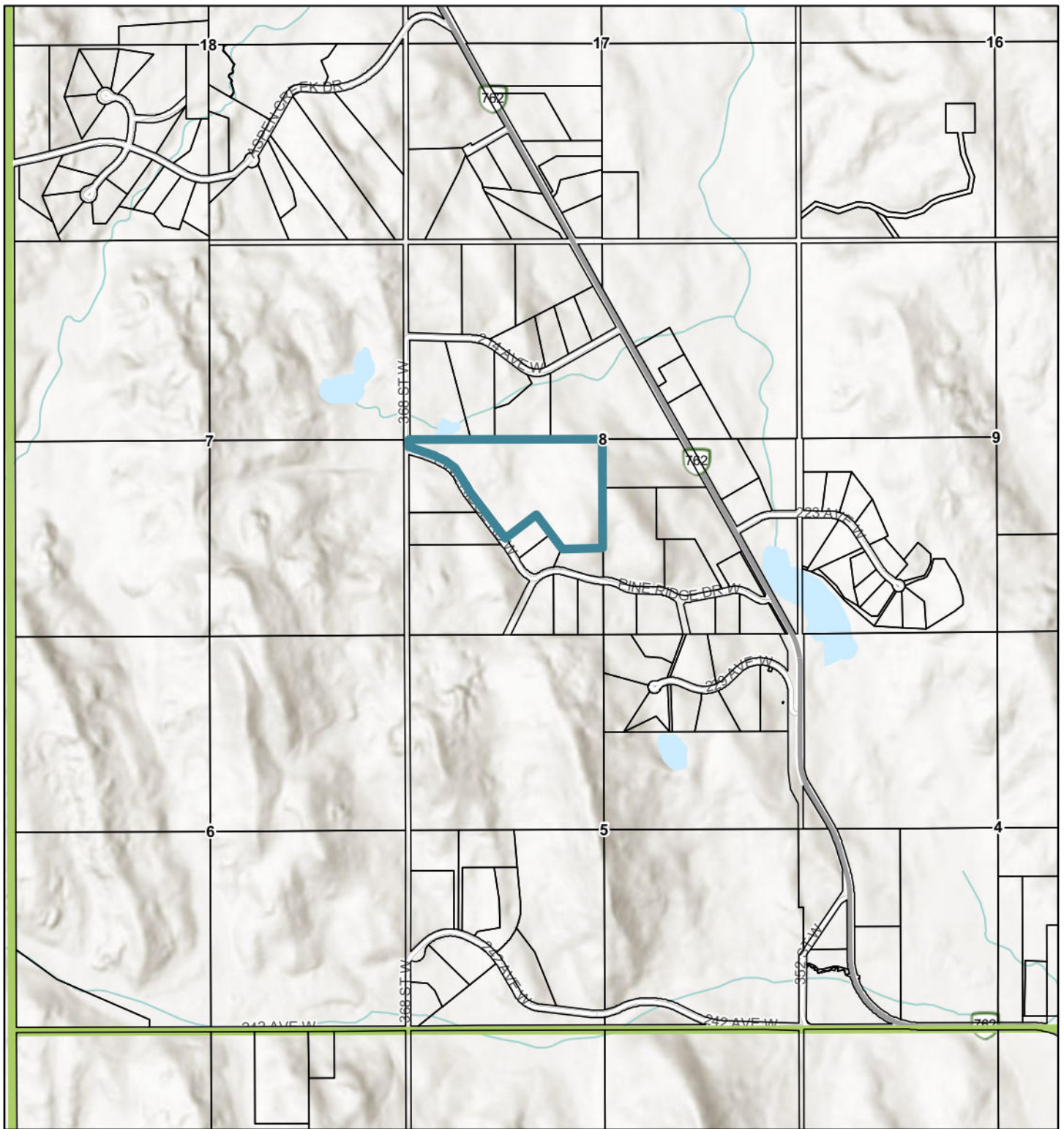
~~881~~ Square Feet

233

GARAGE PARKING
(8 SPACES)



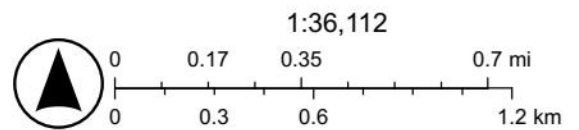
S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5



2026-03-05, 9:37:50 a.m.

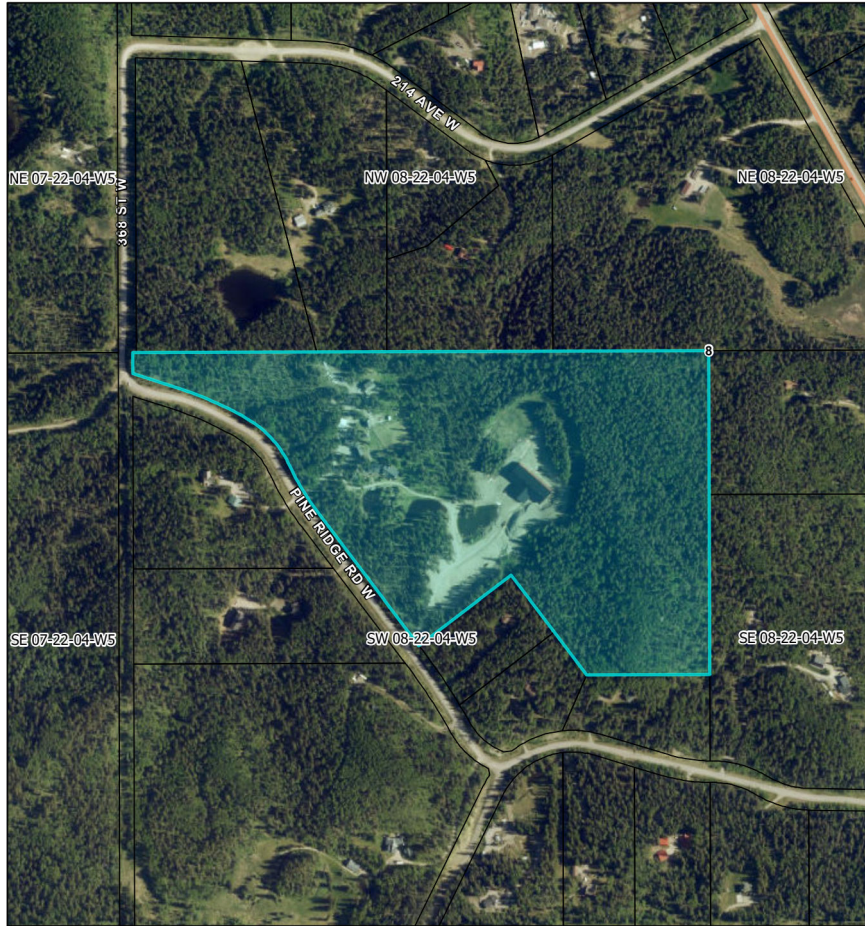
-  Parcels
-  Townships

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

Foothills Web Map



2026-03-06, 2:34:37 p.m.

- Parcels
- World Imagery
- Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:9,992



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0014 067 573 8311642;1;5 241 217 012

LEGAL DESCRIPTION

PLAN 8311642
BLOCK ONE (1)
LOT FIVE (5)
CONTAINING 52.21 HECTARES (129.01 ACRES) MORE OR LESS
EXCEPTING THEREOUT

PLAN	NUMBER	HECTARES	ACRES
SUBDIVISION	8911620	4.71	11.6
SUBDIVISION	9011185	23.44	57.9

EXCEPTING THEREOUT ALL MINES AND MINERALS

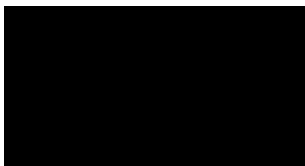
ATS REFERENCE: 5;4;22;8;S
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 211 178 652

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S)		CONSIDERATION
		DOCUMENT	TYPE	
241 217 012	20/08/2024	TRANSFER OF LAND	\$4,340,000	\$4,340,000

OWNERS



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
831 107 213	13/06/1983	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
241 217 012

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

241 217 013 20/08/2024 MORTGAGE
MORTGAGEE - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTRE EAST
10205-101 AVENUE, 5 FLOOR
EDMONTON
ALBERTA T5J5E8
ORIGINAL PRINCIPAL AMOUNT: \$4,340,000

241 217 014 20/08/2024 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - THE TORONTO DOMINION BANK.
500 EDMONTON CITY CENTRE E
10205-101 ST, 5 FL
EDMONTON
ALBERTA T5J5E8
AGENT - ADAM ZIBDAWI

251 263 297 17/10/2025 MORTGAGE
MORTGAGEE - C & M SALES LTD.
PO BOX 2109,545 HIGHWAY 10 EAST
DRUMHELLER
ALBERTA T0J0Y0
ORIGINAL PRINCIPAL AMOUNT: \$1,000,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF MARCH,
2026 AT 08:52 A.M.

ORDER NUMBER: 56467241

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
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Brittany Smith

From: FC_Planning
Sent: March 5, 2026 9:36 AM
To: [REDACTED]
Cc: Brittany Smith
Subject: Notice of Complete Application – Development Permit 26D 077

Good Morning,

Re: Notice of Complete Application – Development Permit 26D 077
Ptn: S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5
Bed & Breakfast(4 Rooms)

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 March 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 **Brittany Smith** at Brittany.Smith@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 CIRCULATION MEMORANDUM

From: Foothills County
Box 5605 // 309 Macleod Trail
High River, AB T1V 1M7
planning@foothillscountyab.ca

File Number: 26D 077

Date: 9-Mar-2026

Landowner: Sam Osman **Agent:** Lisa Neill

Legal Land Description: S 8-22-4 W5M; Plan 8311642,Block 1, Lot 5

Parcel Size: 59.51

Proposal: Bed & Breakfast(4 Rooms)

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact: **Brittany Smith** Brittany.Smith@FoothillsCountyAB.ca

Application to be referred to:

Division Councillor	_____	Economic Development	_____
Development Officer Site Insp.	_____	AB Comm. Development	_____
Alberta Health Services	X	AB Energy Regulator	_____
Alberta Transportation	_____	AB Agriculture & Forestry	_____
AB Environment	_____	AB Agriculture, Sustainable Resource	_____
Public Works	X		
Building & Safety Codes	X	AB Agriculture, Public Lands Div.	_____
Municipal Fire Services	X	Fortis Alberta	_____
Municipal Addressing	X	ATCO Gas	X
Municipal Community Services	_____	AltaLink	_____
AFICA	_____	Other:	_____
Erin Frey (HR Airport only)	_____		_____

Notes: _____

Alison Schori

From: Gas Land Department [REDACTED]
Sent: April 18, 2026 8:02 PM
To: FC_Planning
Subject: ATCO TRANSMISSION_DISTRIBUTION 5904: Circulation for Development Permit 26D 077

ATCO Distribution and ATCO Transmission wish to confirm we have no objection as we have no pipelines in the proposed area.
Thank you for allowing ATCO to review your proposal and provide feedback.

Shan Newton, CONTRACTOR
Administrator, Circulations Team
E: [REDACTED]
ATCO Pipelines & Liquids Global Business Unit

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Monday, March 9, 2026 8:44 AM

[REDACTED]

Cc: Brittany Smith <Brittany.Smith@FoothillsCountyAB.ca>
Subject: Circulation for Development Permit 26D 077, Please reply by April 9, 2026

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good Morning,

Find attached our circulation for development permit 26D 077. Please review and respond **prior to April 9, 2026**.

Should you have any questions or comments, please direct them to **Brittany Smith** at Brittany.Smith@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT - CIRCULATION RESPONSE

FILE NUMBER: 26D 077	LANDOWNER: Sam Osman
FILE MANAGER: Brittany Smith	AGENT: Lisa Neill
CURRENT LAND USE: Ag	PROPOSED LAND USE: Same
LEGAL DESCRIPTION: S 8-22-4 W5; Plan 8311642, Block 1, Lot 5	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2204082590	
DATE REFERRED: March 9, 2026	
PROPOSAL: 4 Room Bed and Breakfast located within the Primary Dwelling	

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:

Please provide any comments you may have on this application, thanks!

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 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.....

Brittany Smith

From: Brittany Smith
Sent: April 17, 2026 3:05 PM
To: Lisa Boa
Subject: Building and Safety Code
Attachments: Boarding Houses and B.docx; 26D 077_PW comments.pdf

Hello Lisa,

Our Building and Safety Codes department has provided the attached information for you to review and be aware that your application for the Bed and Breakfast may require certain aspects to meet the code. Take a read and if you have any questions, please reach out to our Building and Safety Codes department – 403-652-2341.

I have also attached comments received from our Public Works department.

Kind regards,

Brittany Smith
Foothills County
Planning & Development Officer

brittany.smith@foothillscountyab.ca

Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7

P. (403) 603-6257 | **F.** (403) 652-7880



W. www.foothillscountyab.ca

Boarding Houses and B&B's

A boarding house is a house (frequently a family home) in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months, and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied

Occupant load based on 2 persons per bedroom; unless they show more or have rollout cots.
10 persons sleeping accommodation 9.10.18.2.; including the Owner and their family members.

Article 9.10.18.2. – Fire Alarm System Required

- 1) Except as permitted in Sentences (3) and (4), a fire alarm system shall be installed in buildings in which a sprinkler system is installed.
- 2) Except as provided in Sentence (5) a fire alarm system shall be installed
 - a) in every building that contains more than 3 storeys, including storeys below the first storey
 - b) where the total occupant load exceeds 300, or
 - c) when the occupant load for any major occupancy in table 9.10.18.2. is exceeded.

Table 9.10.18.2.

Maximum Occupant Load for Buildings without Fire Alarm Systems

Forming Part of Sentence 9.10.18.2.(2)

Major Occupancy Classification	Occupancy load Above which Alarm System is Required
Residential	10 (sleeping accommodation)
Business and personal services, Mercantile	150 above or below the first storey
Low- or medium-hazard industrial	75 above or below the first storey

- 3) In buildings in which a sprinkler system has been installed in accordance with NFPA 13D, "Installation of sprinkler systems in One- and Two-family Dwellings and Manufactured Homes," a fire alarm system need not be installed.
- 4) In buildings that contain fewer than 9 sprinklers conform to Sentence 3.2.5.12.(4), a fire alarm system need not be installed.
- 5) A fire alarm system is not required in a residential occupancy where an exit or public corridor serves not more than 4 suites or where each has direct access to an exterior exit facility leading to ground level.

As long as there are no cooking facilities other than the "proprietor's kitchen". THE OWNER must live on site.

Article 9.10.9.16. – Separation of Residential Suites

- 1) Except as provided in Sentences (2) to (4) and Part 10, *suites* in *residential occupancies* shall be separated from adjacent rooms and *suites* by a *fire separation* having a *fire-resistance rating* of not less than 45 min.
- 2) Sleeping rooms in boarding and lodging houses where sleeping accommodation is provided for not more than 8 boarders or lodgers need not be separated from the remainder of the *floor area* as required in Sentence (1) where the sleeping rooms form part of the proprietor's residence and do not contain cooking facilities.

- 3) Except as provided in Sentence (4), *dwelling units* that contain 2 or more *storeys* including *basements* shall be separated from the remainder of the *building* by a *fire separation* having a *fire-resistance rating* of not less than 1 h. (See Note A-3.3.4.4.(1).)
- 4) Walls and floor-ceiling framing in a house with a *secondary suite* that separate *dwelling units* from each other or *dwelling units* from ancillary spaces and common spaces need not comply with Sentence (1), where the walls and floor-ceiling framing are protected by a continuous smoke-tight barrier of not less than 12.7 mm thick gypsum board installed on
 - a) both sides of walls, and
 - b) the underside of floor-ceiling framing.

(See Sentence 9.10.9.3.(2) for *closures*.)

9.10.19.1 Required Smoke Alarms see the definition of dwelling unit. See also 9.32.3.9.

Carbon Monoxide detectors.

Because there will be people not familiar with the house layout in the event of Fire Condition or Power Outage.

Article 9.9.11.3. – Exit Signs

- 1) Every exit door shall have an exit sign placed over it or adjacent to it if the exit serves
 - a) a building that is 3 storey in building height,
 - b) a building having an occupancy load of more than 150, or
 - c) a room or floor area that has a fire escape as part of a required means of egress.
- 2) Every Exit Sign shall
 - a) be visible on approach to the exit,
 - b) except as permitted in Sentence (3), consist of a green pictogram and a white of light tinted graphical symbol meeting the colour specifications referred to in ISO 3864-1, “Graphical symbols – Safety colours and safety signs – Part 1: Design principles for safety signs and safety markings,” and
 - c) conform to the dimensions indicated in ISO 7010, “Graphical symbols – Safety colours and safety signs – Safety signs used in workplaces and public areas,” for the following symbols (see A-3.4.5.1.(2)(c) in Appendix A):
 - i) E001 emergency exit left
 - ii) E002 emergency exit right
 - iii) E005 90 degree directional arrow, and
 - iv) E006 45 degree directional arrow
- 3) Internally illuminated exit signs shall be continuously illuminated and
 - a) where illumination of the sign is powered by an electrical circuit, be constructed in conformance with CSA C22.2 No. 141, “Emergency Lighting Equipment,” or
 - b) where illumination of the sign is not powered by an electrical circuit, be constructed in conformance with CAN/ULC-S572, “Photo luminescent and Self-Luminous Signs and Path Marking System.”
- 4) Externally illuminated exit signs shall be continuously illuminated and be constructed in conformance with CAN/ULC-S572, “Photo luminescent and Self-Luminous Signs and Path Marking System.”
(See A-3.4.5.1.(4) in Appendix A)
- 5) The Circuitry serving lighting for externally and internally illuminated exit signs shall
 - a) serve no equipment other than emergency equipment, and
 - b) be connected to an emergency power supply as described in Sentence 9.9.12.3.(2), (3), and (7).

- 6) Where no exit is visible from a public corridor, from a corridor used by the public, or from principal routes serving an open floor area having an occupant load of more than 150, and exit sign conforming to Clauses (2)(b) and (c) with an arrow or pointer indicating the direction of egress shall be provided.

Barrier Free? 3.8.1.1. Application 1) a) Exempts Boarding Houses meeting the criteria set out.

Article 3.8.1.1. – Scope

- 1) This Section is concerned with the barrier-free design of buildings.
- 2) Buildings and facilities required to be barrier-free in accordance with Subsection 3.8.2. shall be designed in accordance with Subsection 3.8.3.
- 3) Residential projects of 10 or more dwelling units funded in whole or in part by the Government of Alberta are required to provide adaptable dwelling units which could be made to meet barrier-free design principles and shall be:
 - a) provided as 1 per 10 dwelling units, based on the total number of dwelling units in a project, and
 - b) designed in accordance with Subsection 3.8.4.
- 4) In addition to the requirements of Sentence (2), physician clinics and offices shall conform to Subsection 3.8.5.

Article 3.8.2. – Application

Article 3.8.2.1. – Exceptions

(See Note A-3.8.2.1.)

- 1) The requirements of this Section apply to all buildings except
 - a) detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and **boarding houses** that are not used in social programs (see Note A-1.4.1.2.(1) of Division A, Secondary Suite),
 - b) buildings of Group F, Division 1 major occupancy,
 - c) buildings that are not intended to be occupied on a daily or full-time basis, including automatic telephone exchanges, pumphouses and substations, and
 - d) relocatable industrial accommodations.

If no wells are listed on-site:

I, Sam Osman being the registered
Owner(s) or agent acting on behalf of the registered owner(s)

of 8311647 Block 1 lot 5 508-22-04 WSM
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, the M.D. of Foothills, and the AER by obtaining required information from the 'Abandoned Well Map Viewer" and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.



Owner/Agent

DATED: this 9 day of Feb, 2020.

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.**



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

April 22, 2026

Lisa Neill


Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 26D 077
Ptn: S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5
Bed & Breakfast(4 Rooms)**

The above-noted development permit application has been approved subject to conditions (copy attached) and subject to a 21-day appeal period. The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any).

The County will advertise the approval of this development permit application in two issues of the Western Wheel and circulate to area landowners (according to County records at this time) within the subject quarter section and for one half mile surrounding the subject property. Notices for Development Permit Decisions are also posted on the County website, www.foothillscountyab.ca.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be received **no later than May 14, 2026**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please use the enclosed '**Notice of Development Appeal**' form. We will notify you if we receive appeals from other persons.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTY

Brittany Smith
Development Officer
Brittany.Smith@foothillscountyab.ca
(403) 603-6257

BS/as
Encl.

cc. Landowners – Sam Osman



DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: April 22, 2026

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 077

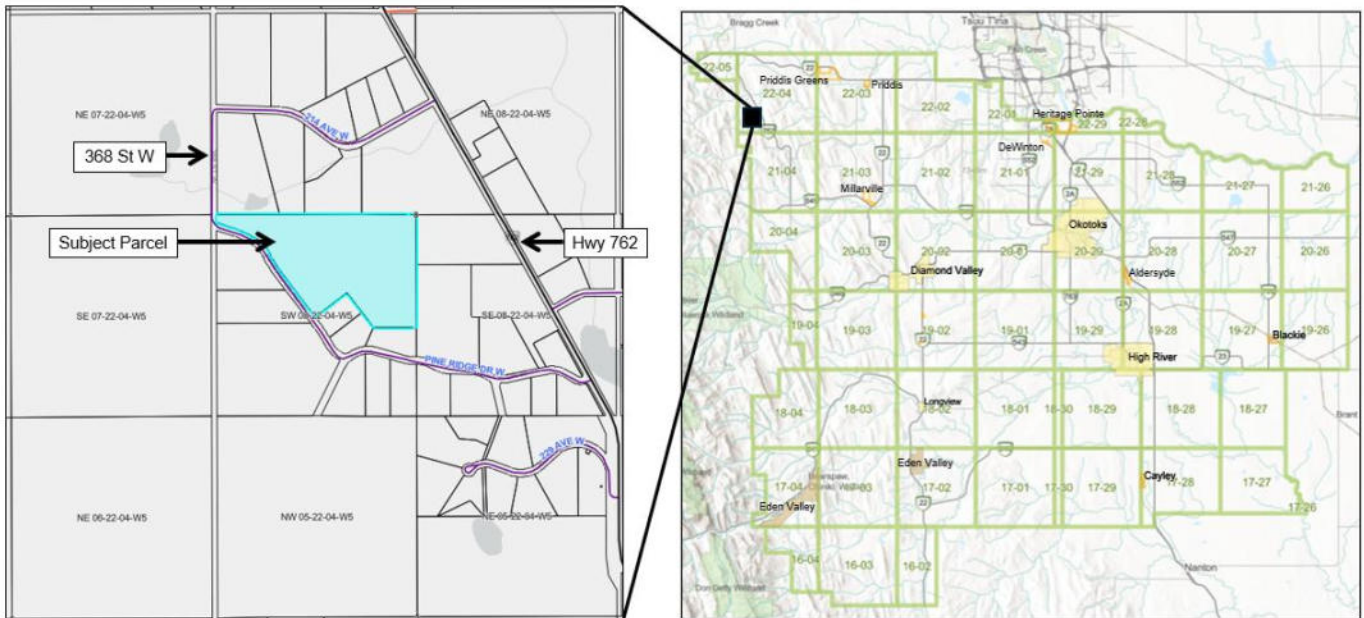
APPLICANT: LISA NEILL

LANDOWNER(S): SAM OSMAN

PROPOSAL DESCRIPTION: BED & BREAKFAST (4 ROOMS)

LEGAL DESCRIPTION: PTN. S 08-22-04 W5M; PLAN 8311642, BLOCK 1, LOT 5

LOCATION: The subject property is an existing 59.51-acre Agricultural District parcel that is located northeast of Pine Ridge Road W, and approximately 360m west of Highway 762.



INTENT OF APPLICATION:

The applicant has submitted a Development Permit application to allow for the operation of an existing Bed and Breakfast (4 Rooms) within a portion of the existing dwelling on the subject parcel.

Bed and Breakfast is a Discretionary Use under the Agricultural land use rules. As such, an application shall be reviewed, and a decision shall be issued by a Development Authority. The use of the land for this purpose is limited by specific restrictions under the Land Use Bylaw 60/2014. These restrictions are reflected within the conditions below.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect to the operation of a Bed and Breakfast (4 Rooms) on the subject parcel being a portion of S 08-22-04 W5M; Plan 8311642, Block 1, Lot 5 has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval allows for the operation of a Bed and Breakfast (4 Rooms), as proposed, on the subject parcel being Ptn. S 8-22-04 W5M; Plan 8311642, Block 1, Lot 5 which includes

- Use of 4 Bedrooms within the Main Residence as a year round Bed & Breakfast
- Maximum guest stay of 14 days
- Guest Check In between 3:00pm and 7:00pm, and Check Out by 11:00am
- 4 Resident Employees (manager & caretakers)
- Vehicle generation maximum 6 vehicle trips per day

CONDITIONS OF APPROVAL:

Please note that 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(s). Failure to complete and/or comply with the conditions of approval will see the Development Permit deemed null and void.

1. The applicant shall maintain operations in accordance with all conditions of approval and the application for development permit that has been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed except under benefit of appropriate approvals and permits;**
2. The applicant shall arrange for an annual fire inspection and obtain a passing inspection report from the Foothills Fire Department. Proof of such is to be submitted to the Development Authority, prior to the operation of the business. Appropriate emergency addressing for the property shall be posted; National Fire Code 2023 Div. B Sec. 2.1.5 and NFPA 10 compliant fire extinguisher(s) to be installed; and a Fire Safety Plan is to be posted. Doors and means of egress as per the National Fire Code 2023 Div. B Sec. 2.7.1; and smoke alarms shall be installed, inspected, tested and maintained in conformance with the National Electrical Code 2023.

3. The applicant is required to obtain all necessary building and safety codes permits and inspections from Foothills County for the proposed use and occupancy, prior to the operation of the business, to the satisfaction of the Safety Codes Officer;
4. The applicant shall comply with all applicable requirements of Alberta Health Services, Environmental Public Health (AHS-EPH) *Housing Regulations (AR 173/99) and Minimum Housing and Health Standards*.
5. The applicant shall obtain an annual Foothills County Business License. Failure to obtain a Business License each year will result in the permit being considered null and void;
6. The bed and breakfast shall have adequate guest parking space in accordance with municipal regulations. It is the responsibility of the applicants to maintain internal access roads for guests and to provide sufficient parking and turnaround space within the boundaries of the titled parcel;
7. The bed and breakfast facilities shall be operated by the live-in owners as a secondary use only and must be wholly contained within the existing dwelling on this property. Inclusion of a bed and breakfast within the dwelling shall not change its external appearance from that of residential character;
8. Guest rooms shall not be rented out if the live-in owners are not present on the subject property for the duration of the stay;
9. A maximum stay of fourteen (14) days per person is permitted;
10. No more than four (4) commercial accommodation units are permitted. All overnight stays must be within the primary dwelling, no overnight accommodations are permitted within any other structures;
11. One identification sign, having an area that does not exceed 0.55m² (5.92 sq. ft.), and located wholly within the boundary of the property that is the subject of this development permit, is permitted. Sign details shall be provided to the Development Authority for approval prior to being placed. No additional signage is permitted without first obtaining appropriate approvals through the Foothills County;

ADVISORY REQUIREMENTS:

The following advisory requirements are provided by Foothills County as a courtesy to the applicant(s) and property owner(s). These requirements will not form the basis of the decision to approve the development permit application. They are simply provided for information purposes.

1. Emergency address signage shall be installed and maintained. The installation of any farm identification signage, or directional signage shall occur only under appropriate permit/authorization from the Foothills County, and as identified within the Land Use Bylaw;
2. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
3. All development is required to comply with all requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times.
4. Water hauled to service the development must adhere to current road ban regulations;
5. No offensive noise, vibration, smoke, dust, odor, heat, glare, electrical, or radio disturbance detectable beyond the boundary of the subject property to be produced by the business;
6. All waste materials are to be disposed of at an approved waste disposal and/or recycling site. There shall be no long-term storage of waste materials on the property, nor burning of waste materials on the property. Receptacles for waste and/or recyclables must be animal and weatherproof and screened from adjacent lands and roadways;
7. The applicant shall comply with all applicable requirements of Alberta Environment with respect to water use and shall obtain all required licenses and approvals from that Provincial authority, or waiver of such, prior to any use of well water for commercial purposes. Proof of such license or waiver, in writing, shall be submitted to the Development Authority prior to this condition being considered complete. The applicant is advised that the use of well water for business related purposes without appropriate licensing is prohibited;
8. All laneways and loading areas must be kept free of all debris, materials and/or equipment, and is the landowner's responsibility to ensure access for fire department apparatus is provided for at all times;
9. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land; including, but not limited to Alberta Health Services, Alberta Environment, and Alberta Transportation and Economic Corridors.
10. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

NOTES:

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

B

BACKYARD Hen refers to the keeping of domesticated female chickens on a parcel less than 3 acres in size for non-commercial purposes, where the keeping of livestock is not otherwise permitted in Foothills County.

BAY means a self-contained unit or part of a building which can be sold or leased for individual occupancy.

BED AND BREAKFAST means the secondary use of a principal dwelling unit where the owner/operator of the dwelling provide temporary lodging or sleeping accommodation (maximum 14 day stay) of no more than four (4) guest rooms and the guests may be provided with meals. This use shall be subordinate to the principal use of the dwelling as a residence and the accommodation shall be hosted (where the dwelling owner/operator are on site during the majority of the visitor's stay)

More information on bed and breakfast can be referenced in Section 10.4 of this bylaw.

BED AND SHORE The bank of a body of water as defined under the Provincial Surveys Act, which states that "when surveying a natural boundary that is a body of water, the surveyor shall determine the position of the line where the bed and shore of the body of water cease, and the line shall be referred to as the (top of) bank of the body of water". The Bed and Shore of a permanent water body is usually under the ownership of the Province of Alberta under the Public Lands Act.

BEE KEEPING means an activity of housing bees for the production of honey and/or pollination of agricultural crops.

BIOGAS is a gas produced in an anaerobic digester, mainly composed of methane and carbon dioxide, resulting from the decomposition of organic materials. Biogas can be used for heat and electricity generation, as renewable natural gas for injection into pipelines or vehicle fuel, directly in industrial processes, or for household cooking and heating.

BOARDING SERVICES See Animal Boarding Services.

BORROW PIT is any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade or surrounding land for any purpose other than that necessary and incidental to site grading or building construction. See Section 9.17 Lot Grading and Drainage for more information on permit requirements.

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.

BUILDING FOOTPRINT means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.

BUILDING HEIGHT means the vertical distance between grade and the highest point of a building excluding: a roof stairway entrance, elevator shaft, a ventilating fan, a skylight, a steeple, a chimney, a smokestack, a fire wall or a parapet wall, a flagpole, or similar devices not structurally essential to the building. See Section 9.11 Height and Grade for more information.

BUILDING SETBACK means the least horizontal distance permitted between a lot line of a lot and the nearest portion of any building envelope on such lot. Building setbacks are outlined in the Land Use Districts. Section 9.27 provides additional information of Special Setback Requirements.

BUSINESS means;

- a commercial, merchandising, or industrial activity or undertaking,
- a profession, trade, occupation, calling or employment, or

10.4 **BED AND BREAKFASTS**

- 10.4.1 Bed and breakfast homes shall comply with the following:
- a. A bed and breakfast shall be operated by a live-in owner(s) as a secondary use only, in the existing dwelling only, with a maximum of four (4) commercial accommodation units in each development and shall not change the residential character and external appearance of the dwelling involved.
 - b. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
 - c. No accommodations unit shall include a kitchen.
 - d. Maximum stay of 14 days per person is permitted.
 - e. A Sign no larger than 0.55 sq. m. (5.92 ft.) in area may be erected to identify a bed and breakfast facility. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way; and
 - f. Bed and breakfasts shall meet the minimum requirements of the applicable Building Code.

10.5 **ANIMAL BOARDING SERVICES**

Dog Kennels are not considered under animal boarding services and are dealt with in accordance with Section 10.13 Kennels.

- 10.5.1 An approval is required for animal boarding services where the services include a business providing animal care services to the public in the nature of boarding, caring, or training of horses and/or other domestic animals which:
- a. Are not owned by the residents of the parcel; and
 - b. Which create more than three vehicle trips per day to the parcel by individuals who are not resident on the parcel.
- 10.5.2 The Development Authority may impose limits and restrictions on the development which may include, but are not limited to:
- a. The maximum number of animals permitted to be kept on the site over specific periods of time.
 - b. The size and number of facilities and or structures permitted on the site.
 - c. The maximum number of non-resident vehicle trips per day.
 - d. A manure management plan.
 - e. Conditions to control nuisance factors such as, but not limited to, noise and odor; and
 - f. Any other condition that the Approving Authority deems necessary.

10.6 **CAMPGROUNDS**

- 10.6.1 The following shall apply to all campgrounds:
- a. In determining the appropriateness and suitability of a site for a proposed campground development, the Approving Authority shall consider such factors as accessibility, compatibility with adjacent land uses, environmental sensitivity, and physical suitability/serviceability of the site itself.

Foothills County Land Use Bylaw |

Table 9.19.C Parking Requirements for residential and residential related land uses:

TYPE OF DEVELOPMENT	MINIMUM PARKING REQUIREMENT
Dwelling Detached Single Family	2 per dwelling unit
Dwelling, Duplex	
Dwelling, Semi-detached	
Dwelling, Manufactured/Mobile	
Dwelling, Moved On	
Dwelling, Temporary	
Dwelling, Secondary Suite <ul style="list-style-type: none"> • Up to a max. 1000 sq. ft. in size • Over 1000 sq. ft. in size 	1 parking stall 2 parking stalls
Dwelling, Four plex Dwelling, Townhouse	1 parking stall per 1 bedroom Dwelling Unit 2 parking stalls per 2+ bedroom Dwelling Unit 1 guest parking stall per 7 Dwelling Units
Manufactured Home Park	2 parking stalls per manufactured/mobile home parcel 1 guest parking stall per 4 manufactured/mobile home parcels
Mixed Use	Must combine residential requirement with the proposed commercial use for total parking and loading requirements
Bed and Breakfast	1 per each guest room plus, spaces required for the corresponding base dwelling unit. plus, spaces required for each employee
Family Day Home	1 parking stall per employee; and 1 pick-up and drop-off stall per 3 children, unless lawful on-street parking is available. <i>** Parking requirements for a Family Day Home may be altered at the discretion of the Approving Authority as part of the conditional approval of the Development Permit based on the maximum number of children in attendance, proposed special events/activities held in conjunction with use, and location.</i>
Home Based Business,	1 parking stall per non-resident employee on the property, plus, a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking. OR as determined by the Development Authority as a condition of Development Permit;

PART 6 LAND USE DISTRICTS

SECTION 12 AGRICULTURAL DISTRICTS

12.1 AGRICULTURAL DISTRICT

A

12.1.1 PURPOSE AND INTENT

To promote a wide range of agricultural land uses that encourage growth, diversification and development of the agricultural industry while having regard for the agricultural value and rural character of the area consistent with the policies outlined in the Municipal Development Plan.

12.1.2 SUB-DISTRICT

12.1.2.1 Parcels may include the following sub-districts in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district:

- a. Sub-district “A” is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district “A”.

12.1.3 GENERAL REQUIREMENTS:

12.1.3.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.

12.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

Foothills County Land Use Bylaw |

12.1.4 PERMITTED USES	12.1.5 DISCRETIONARY USES
<p>Accessory buildings not requiring a development permit</p> <p>Accessory uses</p> <p>Agricultural, general</p> <p>Agricultural specialty</p> <p>Dugout</p> <p>Dwelling, single family</p> <p>*no more than 1 such dwelling is permitted on a single lot less than 32.4 ha (80 ac) in size.</p> <p>*no more than 2 such dwellings are permitted on a single lot 32.4 ha (80 ac) or greater in size.</p> <p>Dwelling, Mobile Home</p> <p>*permitted use only on lots 32.4 ha (80 acres) or greater in size.</p> <p>Home Based Business Type I</p> <p>Home Based Business Type II</p> <p>Home Office</p> <p>Public Works</p> <p>Secondary Suite, detached</p> <p>Secondary suite, principal</p> <p>Signs not requiring a Development Permit</p> <p>Solar Power System, Private (Not requiring a Development Permit)</p> <p>Temporary storage of up to 5 unoccupied recreation vehicles</p>	<p>Abattoir, Minor</p> <p>Accessory buildings requiring a development permit</p> <p>Aerodrome/airstrip (private use)</p> <p>Agricultural intensive use</p> <p>Agricultural processing and distribution</p> <p>*does not includes retail sales on the site.</p> <p>Agricultural support services</p> <p>*does not includes retail sales on the site.</p> <p>Animal boarding services</p> <p>Antenna structures, private</p> <p>Arena, private</p> <p>Bed and Breakfast</p> <p>Family Day Home</p> <p>Dwelling, Mobile Home</p> <p>*discretionary use on lots less than 80 acres in size.</p> <p>Dwelling, moved on</p> <p>Dwelling, temporary</p> <p>Home based business Type III</p> <p>Intensive vegetation operation</p> <p>Kennel, private</p> <p>Lot Grading</p> <p>Man-made water bodies, private (requiring a permit).</p> <p>Signs (requiring a development permit)</p> <p>Solar Power System, Private (requiring a Development Permit)</p> <p>Special Event</p> <p>Temporary storage of between 6 and 10 unoccupied recreation vehicles</p> <p>Utility service, minor</p>

12.1.6 LAND USE REQUIREMENTS

- 12.1.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 12.1.6.2 In order to facilitate the purpose and intent of this district and ensure the sustainability of agricultural uses within the District, the following applies to applications for subdivision:
 - a. Parcel Density:
 - i. Number of lots per quarter section or area of land in certificate of title existing when this bylaw was adopted; or
 - ii. The number of lots allowed by bylaw amending this section.
 - b. Minimum Parcel Size:
 - i. A parcel of land no less than 8.49 Ha (21 acres) in size;

Foothills County Land Use Bylaw |

- ii. That portion of a parcel remaining after approval of a re-designation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent parcel to a size of 21 acres or greater in size; or
- iii. The area in title at the time of passage of this Bylaw.
- c. Maximum Parcel size:
 - i. None.

12.1.6.3 Required Developable Area:

- a. In accordance with Section 9.8 of this Bylaw.

12.1.6.4 Utility Servicing Criteria

- a. Individual wells and individual wastewater disposal systems;
- b. Communal water and communal wastewater disposal systems;
- c. A combination of a. and b. as determined by Bylaw amending this section.

12.1.7 DEVELOPMENT REQUIREMENTS

12.1.7.1 Maximum Lot Coverage

- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.

12.1.7.2 Maximum Dwelling Unit Density

- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.

12.1.7.3 Minimum Yard Setback Requirements

- a. Front Yard Setbacks:
 - i. 15m (49.21 ft.) from the right of way of an internal subdivision road.
 - ii. 48m (157.48 ft.) from the centreline of a Municipal road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
- b. Side Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- c. Rear Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
- d. In addition, if the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

Foothills County Land Use Bylaw |

12.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

12.1.7.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

12.1.7.6 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory Buildings and Arenas:
 - i. 10.67m (35 ft.)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);

12.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

12.1.8 EXCEPTIONS: