

THE FOOTHILLS COUNTY SUBDIVISION AND DEVELOPMENT APPEAL BOARD REVISED
AGENDA

Thursday, May 21, 2026, 1:00 p.m.
Foothills County Administration Office
309 Macleod Trail South – High River



Chair: Brad Robson

Board Members: Benita Estes, Brad Meyers, Don Larson, Matt Fox

Pages

1. **Call Meeting to Order**
2. **Adoption of Minutes from Last Meeting**
 - 2.1 Minutes - May 7, 2026
That the minutes of the May 7, 2026 Subdivision and Development Appeal Board Hearing be postponed to the next meeting date.
3. **HEARD AT 1:00 p.m. - Development Permit 26D 025**
Appellants/Landowners: Gang Wu & Hong Cui

DESCRIPTION: Appeal against the refusal of Development Permit 26D 025 for a Kennel, Private.
LEGAL: Plan 0514125, Block 5, Lot 3, Ptn. SE 29-21-29 W4M
 - 3.1 Notice of Appeal 3
 - 3.2 Development Authority's Decision 5
 - 3.3 Development Permit 26D 025 File Documents 6
 - *3.4 Written Submission #1 - H. Cui 26
 - *3.5 Written Submission #2 - H. Cui 37
4. **HEARD AT 2:00 p.m. - Development Permit 26D 077**
Applicant: Lisa Neill
Landowner: Sam Osman
Appellant: R. Keith Larden and Eric & Jo-Ann Hartman

DESCRIPTION: Appeal against the approval of Development Permit 26D 077 for a Bed & Breakfast (4 Rooms)
LEGAL: Plan 8311642, Block 1, Lot 5, Ptn. S 08-22-04 W5M.
 - 4.1 Notice of Appeal - Larden 43
 - 4.2 Notice of Appeal - Hartman 46
 - 4.3 Development Authority's Decision 48
 - 4.4 Development Permit 26D 077 File Documents 50

*4.5	Written Submission - L. Neill	85
*4.6	Written Submission - J. and E. Hartman	87
*4.7	Written Submission - P. Miles	89
*4.8	Written Submission - G. Buhler	91



RECEIVED
APR 27 2026

Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

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

APPELLANT INFORMATION (e.g. Landowner or Affected Party)			
Name of Appellant(s) Cui Hong; Gang Wu			
Mailing Address		Province	Postal Code
Main Phone #		Alternate Phone #	
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address			
AGENT INFORMATION & CERTIFICATION (complete section if applicable)			
Name of Organization:			
Contact Name:			
Mailing Address		Province	Postal Code
Main Phone #			
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Email Address:			
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.			
Signature of Appellant(s)		Date	Signature of Appellant(s)
Date		Date	Date
SITE INFORMATION			
Municipal Address (house and street number):			
Legal Land Description: Plan Block Lot			
Quarter-Section Township		Range	Meridian
SE 29-21-29 W4M		0514125	5 3
I AM APPEALING (check only one)			
Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input checked="" type="checkbox"/> Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) <u>26/04/13</u>	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____	
REASON FOR APPEAL (attach separate page(s) if required)			
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.			
The refusal was based on concerns regarding ownership of one dog and the presence of a rescue dog.			
These issues have now been fully resolved. All four dogs are now owned by the resident, and no rescue or foster dogs will be kept on the property at any time.			
As a result, the original basis for refusal no longer applies, and the application now complies with the requirements of a Private Kennel under the Land Use Bylaw.			
We respectfully request that the refusal be overturned and the application be approved.			

TURN OVER AND COMPLETE REVERSE SIDE



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: April 9, 2026

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

APPLICATION FILE NUMBER: 26D 025

LANDOWNER(S): GANG WU & HONG CUI

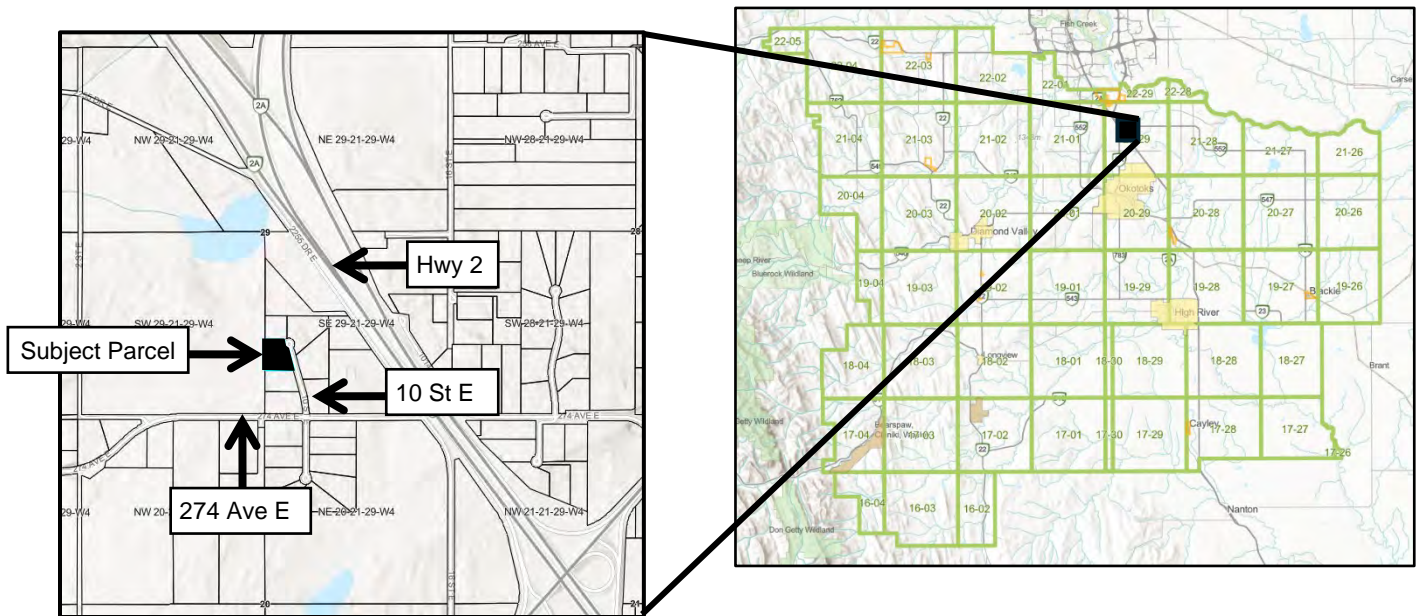
PROPOSAL DESCRIPTION: KENNEL, PRIVATE

LEGAL DESCRIPTION: Ptn. SE 29-21-29 W4M; PLAN 0514125, BLOCK 5, LOT 3

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 3.21 acre Country Residential District parcel, located adjacent to and west of 10 St E, 200 m north of 274 Ave E, and 375 m west of Hwy 2.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Kennel, Private for four to five (4-5) dogs on the subject parcel.

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

Kennel, Private is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Kennel, Private, on the subject parcel being a portion of Ptn. SE 29-21-29 W4M; Plan 0514125, Block 5, Lot 3 has been considered by the Development Officer and is **REFUSED**.

REFUSAL DESCRIPTION:

Section 10.13.8 of the Land Use Bylaw 60/2014 provides that *Private Kennels* are for the keeping of four (4) or more adult dogs **owned by the resident of the dwelling**.

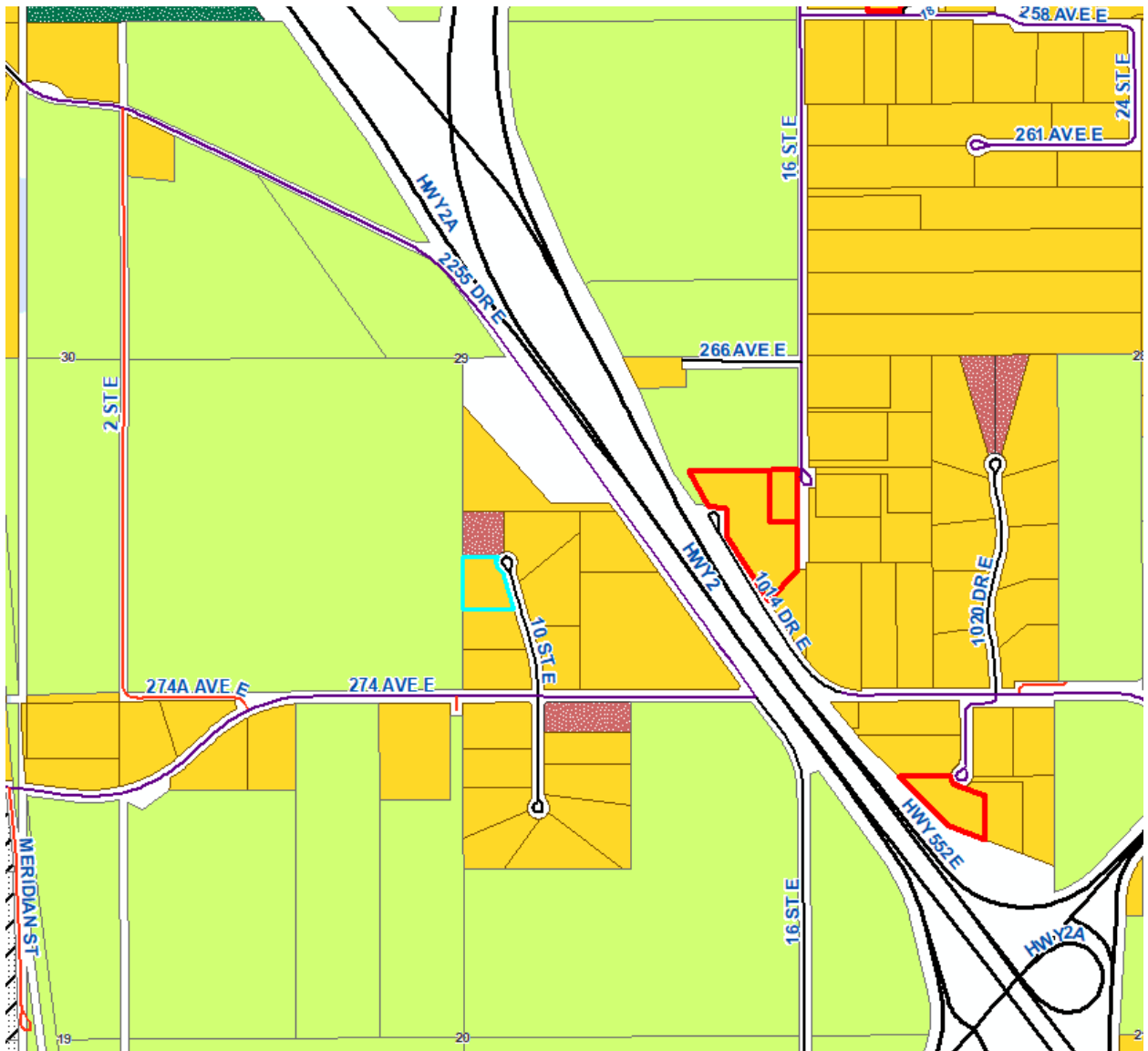
In reviewing the application, it was noted that:

- a) One of the dogs is owned by the resident's son, who resides in Calgary;
- b) One of the dogs would be an occasional rescue dog, temporarily housed on the property.

As not all of the dogs proposed to be kept on the property are owned by the resident of the dwelling, the application does not meet the definition of a Private Kennel. As such, this application is considered a discretionary refusal and if appealed, will be given further consideration by the Development Appeal Board.

26D 025 Kennel, Private

Land Use Map





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>500.00</u>	Application No: <u>26D025</u>
Receipt No.: <u>454762</u>	Tax Roll No: <u>2129290090</u>
Date Received: _____	Date Deemed Complete: <u>Feb 10, 2026</u>

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: HONG CUI

Email: _____

Applicant's Mailing Address: _____

Telephone: _____

Legal Land Description: Plan 0514125, Block 5, Lot 3, LSD _____,
 Quarter SE, Section 29, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: _____

Registered Owner Mailing Address: _____

Email: _____

Interest of Applicant if not owner of site: _____

PART 2 PROPOSED DEVELOPMENT

I/We hereby make application in accordance with the plans and supporting information submitted herewith. (which forms part of this application). Please give a brief description of the proposed development, including name of development where applicable.

Planning a private kennel on my property, accommodating 4-5 dogs.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 3.21 ACRES

Size Of Proposed Building: _____ Height: _____

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

Utilities Presently On Site: one shelter (3.01 x 4.84) and one shop (12.27 x 18.35)

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

Utilities Proposed: private fence

Other Land Involved In Application: None

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

PART 4 DEVELOPMENT

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

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

I, HONG CUI

hereby certify that I am:

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

Date: NOV. 17. 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.

Nov. 17. 2025

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

a, The dimensions of each of the buildings(residence, shop and shelter)

The residence is approximately 2,100 square feet.

The shop measures 18.35 meters by 12.27 meters.

The shelter measures 3.01 meters by 4.84 meters

b, The distance from each of these building to the property line

Please see the attached map details

c, Buildings the dogs will reside in

The dog lives inside the shop. The shop is equipped with heating. The second floor of this space is my painting and craft room, while the dogs stay and move around on the first floor. Inside, there are several sofas and dog beds, with direct access to a fully fenced grassy area outdoors. The outdoor area enclosed with chain-link fencing measures approximately 15 meters by 13 meters.

d, dog runs/fences areas for the dogs


please see the detail in attached picture

e, location of garbage/feces storage and the screening of these facilities

I clean the shop daily. General waste is bagged and taken by us to the landfill after accumulation. I also clean up dog waste from the outdoor grassy area every day and dispose of it in the organic compost bin I set up, located outside the shop's fence. My composting method involves layering the waste with soil and organic compost accelerator. Typically, in summer, it takes about two months to produce mature organic compost, which I then use in the garden. In winter, the process takes around four months. The treated compost is odorless and does not impact the surrounding environment.

f, Any existing or proposed screening/sound attenuation, such as vegetation ,fencing etc

The Dogs will live inside the shop, which is a relatively enclosed environment. The shop has high ceilings, offers ample space for movement, and is well soundproofed. Even when the dogs are outdoors, they remain within the chain-link fenced area. The location is situated at a considerable distance from neighbours on all sides, with the closest neighbour being over 100 meters away. Additionally, all of my dogs have calm temperaments and are not prone to excessive barking. They are primarily rescued dogs that I have cared for and rehabilitated, and they do not exhibit dominant or disruptive barking behaviour.

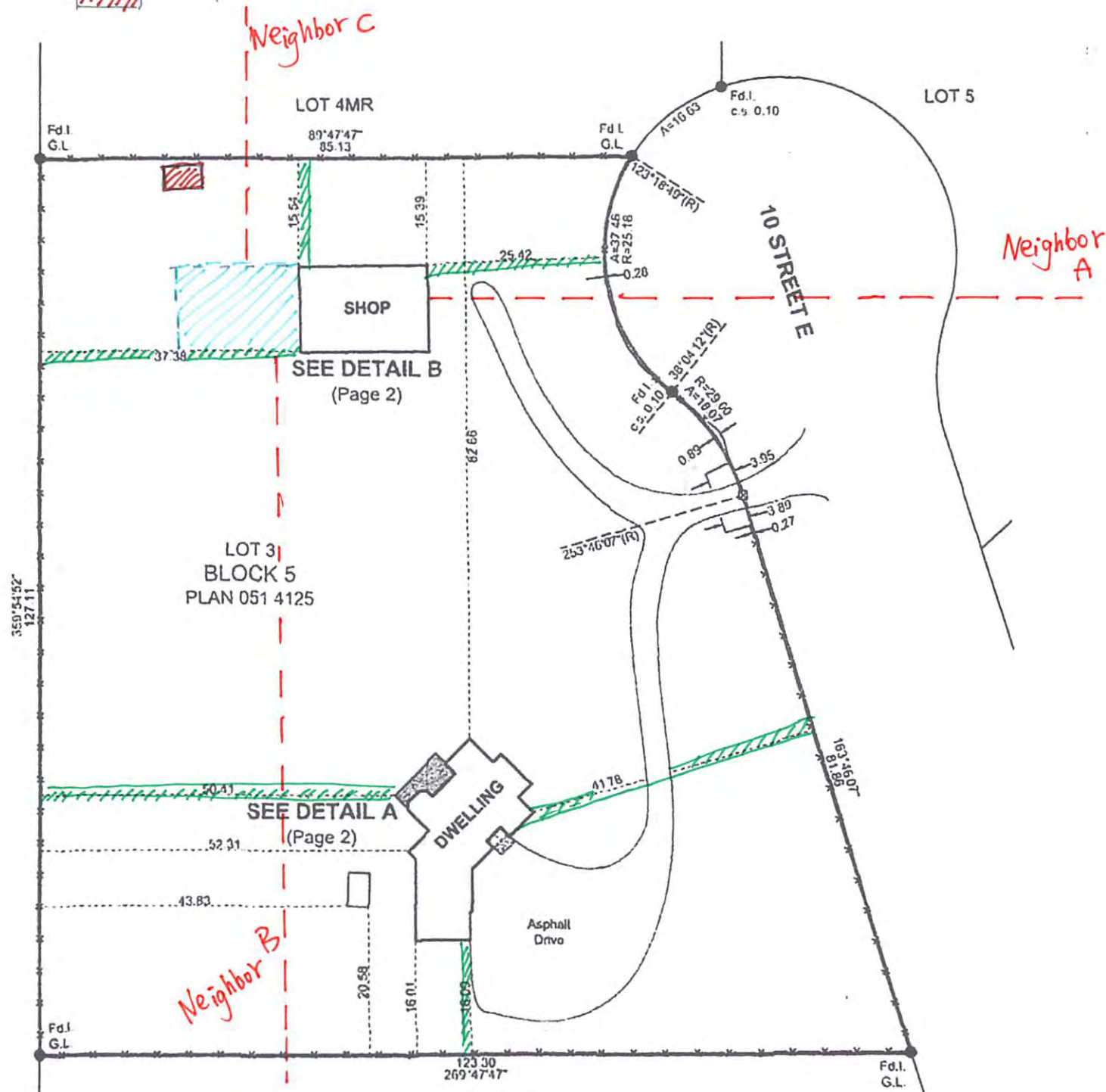
 The distance from each of these building to the property line.




A fenced outdoor area for dogs.



Pet Waste Compost Bin



 The distance from Neighbor A is over 100 meters.
 The distance from Neighbor B is over 200 meters.
 The distance from Neighbor C is over 300 meter.
 No residents to the west side.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0031 441 538 0514125;5;3 231 074 168

LEGAL DESCRIPTION

PLAN 0514125
BLOCK 5
LOT 3
CONTAINING 1.3 HECTARES (3.21 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;29;21;29;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 161 285 306

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 074 168	10/03/2023	TRANSFER OF LAND	\$1,201,800	\$1,201,800

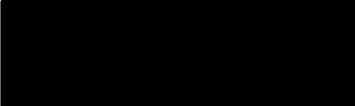
OWNERS

GANG WU

AND

HONG CUI

BOTH OF:



AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
931 224 824	14/09/1993	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 074 168

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

320 - 17 AVENUE S.W.

CALGARY

ALBERTA T2S2Y1

PORTION AS DESCRIBED

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001297993)

(DATA UPDATED BY: CHANGE OF NAME 051028421)

051 315 367 30/08/2005 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

051 460 714 05/12/2005 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
31.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

061 018 611 12/01/2006 RESTRICTIVE COVENANT

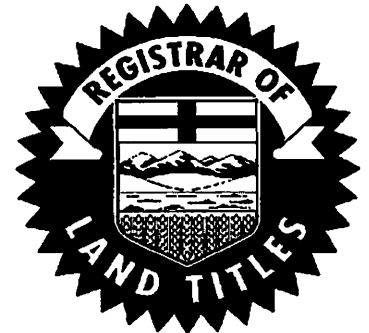
231 074 169 10/03/2023 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$1,201,800

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF
FEBRUARY, 2026 AT 10:33 A.M.

ORDER NUMBER: 56261106

CUSTOMER FILE NUMBER: AS_Planning



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Stacey Kotlar

From: FC_Planning
Sent: Tuesday, February 10, 2026 11:11 AM
To: [REDACTED]
Cc: Stacey Kotlar
Subject: Notice of Complete Application – Development Permit 25D 025

Good Morning,

Re: Notice of Complete Application – Development Permit 25D 025
Ptn: SE 29-21-29 W4M; Plan 0514125, Block 5, Lot 3
 kennel, Private

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 10, 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 **Satcey Kotlar** at Stacey.Kotlar@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



PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT - CIRCULATION RESPONSE

FILE NUMBER: 26D 025	LANDOWNER: Gang Wu & Hong Cui
FILE MANAGER: Stacey Kotlar	AGENT:
CURRENT LAND USE: CR	PROPOSED LAND USE: CR
LEGAL DESCRIPTION: SE 29-21-29 W4M; Plan 0514125, Block 5, Lot 3	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2129290090	
DATE REFERRED:	
PROPOSAL: Kennel, Private	

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: _____

RECOMMENDATIONS ON APPROACH REQUIREMENTS:

Number of new approaches and/or existing approaches requiring upgrades: _____

Recommendations: _____

None proposed or required for this application

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

No comments no concerns

ROAD REQUIREMENTS / LIMITATIONS:

- Road Ban on road Yes No
- Load Restricted Bridge Yes No
- Road Use Agreement Required Yes No

Road comments and requirements: _____

PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):

Yes* No

*If Yes – Number of Pages: _____

Date Reviewed: March 13 2026

Reviewer: Patrick Antle

Signature: 

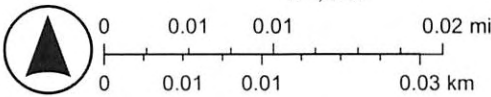
SE 29-21-29 W4M; Plan 0514125, Block 5, Lot 3



2026-02-10, 10:28:05 a.m.

- Parcels
- World Imagery
- Low Resolution 15m Imagery

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



Geodesy Group Inc., Southern Alberta Partners

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 025	Highway(s):	2A, 552
Legal Land Location:	QS-SE SEC-29 TWP-021 RGE-29 MER-4	Municipality:	Foothills County
Decision By:	Evan Neilsen	Issuing Office:	Southern Region / Calgary
Issued Date:	February 18, 2026	AT Reference #:	RPATH0070074
Description of Development:	Kennel, Private		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Evan Neilsen, Development and Planning Tech**,
on **February 18, 2026** on behalf of the Minister of
Transportation and Economic Corridors

If no wells are listed on-site:

I, HONG WU being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of 0514125 5 3
block lot
(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 17 day of NOV, 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.

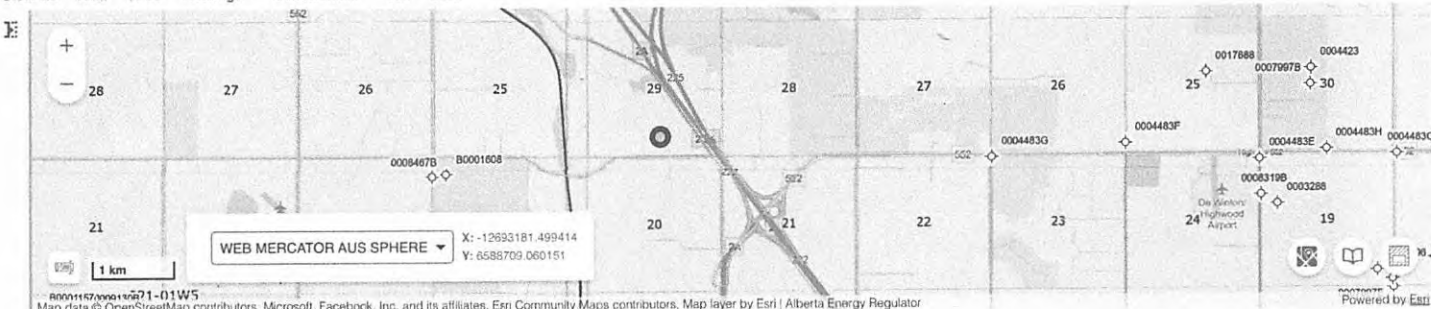


Abandoned Well Map Viewer



Getting Around Annotate Analysis

- Distance
- Area
- Circle
- Rectangle
- Measurement
- Edit
- Clear



No Results

[Privacy Policy](#) | [More Info](#)

Stacey Kotlar

From: Tracy Davidson <tracy.davidson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: Monday, March 9, 2026 11:21 AM
To: Stacey Kotlar
Subject: FW: [CAUTION] Circulation for Development Permit 26D 025, Please reply by March 18, 2026
Attachments: 26D 025_Wu_Circ Pkg.pdf

Hello,

Please be advised FortisAlberta Inc. has no concerns regarding this development permit.

Please ensure the applicant knows they must contact 310-WIRE if working within 8 meters of our facilities to arrange for an onsite safety orientation and to make arrangements for any electrical services or visit www.fortisalberta.com.



Thank you,

Tracy Davidson | Land Coordinator

FortisAlberta Inc. | 100 Chippewa Road, Sherwood Park, AB, T8A 4H4 | Direct 780-464-8815



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

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. This permit allows for a Private Kennel, as defined within the Land Use Bylaw; therefore, absolutely no boarding of dogs, grooming of dogs for profit, nor the training of dogs other than those personally owned by the landowner shall occur on the subject property;
3. The dogs must be contained within an enclosed building between 9 P.M. and 7 A.M. daily, unless under the immediate control of the owner or an authorized representative;
4. It is the landowner's responsibility ensure that the dogs are either within the dwelling, permitted accessory building, proposed kennel or fenced areas and/or are to be under control of the landowner, or an authorized representative, at all times;
5. The submitted landscaping and screening plan identifying the yard is fully screened with trees and bushes. The existing landscaping shall be maintained in order to support visual screening from adjacent lands and roadways. Should vegetation on the subject property be removed or reduced in a way that no longer screens the outdoor exercise areas from adjacent lands and roadways, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening is maintained.
6. All waste materials shall be disposed of at an approved safe disposal site. There shall be no long term storage of waste materials, nor burning of waste materials on the subject property;

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 applicant shall maintain the development in accordance with all conditions of approval and plans that have been submitted by the applicant and acknowledged by the municipality to be appropriate;
2. As this permit is for a Kennel, Private; no boarding of dogs, the breeding or grooming of dogs for profit, nor the training of dogs other than those owned by a permanent resident of the property shall occur. Any revisions and/or additions to use of his land shall not proceed except under benefit of appropriate approvals;
3. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land. The County's Regulation and Control of Dogs Bylaw, Responsible Dog Ownership Bylaw, and Community Standard Bylaw apply.
4. 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 or submission of the executed appeal notification period waiver; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, www.foothillscountyab.ca.

4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Sections 685(1) and 685(3) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



Good afternoon, Mr. Chairman and Board members.

My name is Hong Cui.

Before I begin, I would like to apologize for my appearance and speech. I am currently recovering from an illness, which might make it a little bit difficult for me to speak clearly today, because of this, and because English is my second language, my family member, Mengwei, will be assisting me with translation and communication. Thank you for your patience.

Regarding my appeal for File 26D 025, I want to address the previous reasons for refusal with two important updates:

1. Legal Ownership: I am now the sole legal owner of all four dogs. I have submitted the updated veterinary records and ownership transfer documents to prove that all animals are permanent residents of my property.

2. Cessation of Rescue Work: I have completely stopped all dog rescue and fostering activities. My life has changed with the arrival of my grandchild, and I no longer have the capacity or intent to rescue animals. These four dogs are strictly our family pets.

3. Responsible Management: As shown on image caption pages 1 and 4 of the photo we provide, my property is fully enclosed by farm fencing, and the area where the dogs are kept is also completely fenced off. My dogs are very well-trained and live quietly with me in my studio.

4. Neighboring Feedback & Community Harmony:

I have maintained open communication with my immediate neighbors. I am pleased to share that the neighbor most affected by the proximity of the dogs has provided a formal letter of support, confirming that our dogs do not create noise or disturbance.

Furthermore, my other direct neighbor has also expressed no objection to my application. The fact that there have been zero complaints from any neighbors proves that our home is a quiet and respectful part of the community.

We are committed to being responsible neighbors and complying with all County bylaws. We respectfully ask the Board to approve our Private Kennel permit. We are happy to answer any questions the Board or the County may have. If I have trouble speaking, my family member serene will assist in providing the details.

Thank you very much for your time and for considering my appeal.

Neighbour Support Confirmation

Support for Private Kennel Application (Four Dogs)

I confirm that I am a neighbour of the property located at:

[REDACTED]

I have no concerns regarding the presence of four dogs at this property. To the best of my knowledge, the dogs do not create any noise, nuisance, or disturbance.

I support this application.

Name: Sabina Wesik, Andrzej Wesik

Address

[REDACTED]

Signature

Date: May 12/2026

Patient History Report

Client: Cui, Hong (12834)
Phone: [REDACTED]
Address: [REDACTED]

Patient: Gai (36603)
Species: Canine
Age: 6 Yrs. 5 Mos.
Color: Yellow

Breed: Retriever, Labrador
Sex: Neutered Male

Date	Type	Staff	History
9/03/25	TC	YQ	<p>SOAP- NEW VACCINES - TENTATIVE History: annual. has been doing well</p> <p>Objective: T38.2 hr 126 hr 28 ,abdominal palpaiton, lymph nodes, eyes,ears, nose, muscular system were fine TPR: T38.2 hr 126 rr 28 Mouth: normal Teeth: g2 tartar Eyes:normal Ears:normal Lymphnodes: NAF Neck/Back/Legs:NAF Skin/Coat:NAF Gastrointestinal:NAF Over All Assesment/Diagnostic/Plan:no diagnostic test no diagnostic test Vaccine: da2pp and rabies vaccines. Location: da2pp on LF rabies on RF</p>
9/03/25	P	YQ	<p>3.00 tablet of Interceptor Blue 22.8-45.4 Kg (MILBEM3) Rx #: 62775 0 Of 0 Refills Filled by: HH 1 tablet every 30 days until the forst freeze of the year then start againin April</p>
9/03/25	I	YQ	<p>Should your pet require a prescription refill, please call 48 hours in advance. Thank you.</p>
9/03/25	B	YQ	<p>1.00 Dog Annual Exam/DA2PP Vaccine (5301) by JM</p>
9/03/25	B	YQ	<p>1.00 Dog Rabies 3 yr With Other Vaccine (5311A) by JM</p>
9/03/25	B	YQ	<p>3.00 tablet of Interceptor Blue 22.8-45.4 Kg (MILBEM3) by JM</p>
11/17/23	TC	YQ	<p>SOAP- NEW VACCINES - TENTATIVE History: ANNUAL. HAS BEEN DOING WELL</p> <p>Objective: T38.5 hr 132 rr 30 ,abdominal palpation, lymph nodes, eyes,, nose, muscular system were fine. ears was inflammed TPR: T38.5 hr 132 rr 30 Mouth: normal Teeth: G3 tartar Eyes:normal Ears:normal Lymphnodes: normal</p>

B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medl note, V:Vital signs

Patient History Report

Client: Cui, Hong (12834)
Phone: [REDACTED]
Address: [REDACTED]

Patient: Gai (36603)
Species: Canine
Age: 6 Yrs. 5 Mos.
Color: Yellow

Breed: Retriever, Labrador
Sex: Neutered Male

Date	Type	Staff	History
			Neck/Back/Legs:NAF Skin/Coat:NAF Gastrointestinal:NAF Over All Assesment/Diagnostic/Plan:NAF NAF Vaccine: da2pp and bordetella vaccines . interceptor . otomax Location: da2pp on LF bordetella on RF
11/17/23	P	YQ	1.00 bottle of Otomax(Big) 30g (552) Rx #: 55281 0 Of 3 Refills Filled by: JM Apply to affected ear twice a day 8 drops per ear. Also apply to the flap of the ear
11/17/23	P	YQ	2.00 tablet of Interceptor Blue 22.8-45.4 Kg (MILBEM3) Rx #: 55280 0 Of 0 Refills Filled by: JM Give one tablet by mouth today and again in 14 days
11/17/23	I	YQ	Should your pet require a prescription refill, please call 48 hours in advance. Thank you.
11/17/23	CK	YQ	cs-vaccines Reason for Visit: Examination
11/17/23	V	YQ	Date Patient Checked Out: Nov 17/2023 Practice 1 Nov 17, 2023 05:07 PM Staff: YQ <hr style="width: 50%; margin: 5px auto;"/> Weight : 36.70 kilograms
11/17/23	B	YQ	1.00 Dog Annual Exam/DA2PP Vaccine (5301) by JM
11/17/23	B	YQ	1.00 Dog Cough(inj)with Other Vaccine (5313) by JM
11/17/23	B	YQ	2.00 tablet of Interceptor Blue 23-45 Kg (MILBEM3) by JM
11/17/23	B	YQ	1.00 bottle of Otomax(Big) 30g (552) by JM

10/13/22 R YQ Vaccine Certificate Canine_1 - TENTATIVE

Calgary Holistic Veterinary Clinic
 1640 16th Ave NW
 Calgary, AB T2M-0L6
 Phone: (403) 289-1616

CANINE VACCINE CERTIFICATE

Date of issue: Thursday, October 13, 2022

B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing Instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medi note, V:Vital signs

Patient History Report

Client: Cui, Hong (12834)
Phone: [REDACTED]
Address: [REDACTED]

Patient: Gai (36603)
Species: Canine
Age: 6 Yrs. 5 Mos.
Color: Yellow

Breed: Retriever, Labrador
Sex: Neutered Male

Date	Type	Staff	History
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Client Information

Name: Xue Long Wu
City: Calgary
Postal Code: T2W-3B2

Address: 303 Candle Place Sw
Province: AB
Phone Number:

Pet Information

Name: Gai
Breed: Retriever, Labrador
Birthdate: 11/3/2019
Microchip:

Species: Canine
Sex: Neutered Male
Color: Yellow
Tattoo:

Veterinarian: Yanhui Qi DVM

License Number: 1770

Vaccination Status

Vaccine Description	Due Date
Dog Annual Exam/DA2PP Vaccine	10/13/2023
Dog Cough(inj)with Other Vaccine	1013/2023
Dog Rabies 3 yr With Other Vaccine	9/18/2024

10/13/22	P	YQ	2.00 tablet of Interceptor Blue 22.8-45.4 Kg (MILBEM3) Rx #: 50558 0 Of 0 Refills Filled by: JM give one tabelet by mouth today and again in 14 days
10/13/22	I	YQ	Should your pet require a prescription refill, please call 48 hours in advance. Thank you.

10/13/22	C	YQ	SOAP - MEDICAL - Closed Oct 14/2022 SUBJECTIVE: annual. has been doing well. OBJECTIVE: T38.2 hr 126 rr 30 ,abdominal palaption, lymph nodes, eyes,ears, nose, muscular system were fine. ASSESSMENT: no diagnostic test PLAN: da2pp and bordetella vaccine interceptor DATE: 10/13/2022 TIME: 17:04 STAFF:YQ - Yanhui Qi DVM PATIENT NAME: Gai
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B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medi note, V:Vital signs

Patient History Report

Client: Cui, Hong (12834)

Phone: [REDACTED]

Address: [REDACTED]

Patient: Gai (36603)

Species: Canine

Age: 6 Yrs. 5 Mos.

Color: Yellow

Breed: Retriever, Labrador

Sex: Neutered Male

Date	Type	Staff	History
			PROBLEM: DIAGNOSIS:
10/13/22	V	YQ	Oct 13, 2022 04:44 PM Staff: YQ ----- Weight : 73.00 pounds
10/13/22	CK	YQ	cs- Vaccines Reason for Visit: Examination Date Patient Checked Out: Oct 13/2022 Practice 1
10/13/22	B	YQ	1.00 Dog Annual Exam/DA2PP Vaccine (5301) by JM
10/13/22	B	YQ	1.00 Dog Cough(inj)with Other Vaccine (5313) by JM
10/13/22	B	YQ	2.00 tablet of Interceptor Blue 23-45 Kg (MILBEM3) by JM

3/04/22 R

CH

Vaccine Certificate Canine_1 - TENTATIVE

Calgary Holistic Veterinary Clinic

1640 16th Ave NW

Calgary, AB T2M-0L6

Phone: (403) 289-1616

CANINE VACCINE CERTIFICATE

Date of issue: Friday, March 04, 2022

Client Information

Name: Xue Long Wu

City: Calgary

Postal Code: T2W-3B2

Address: 303 Candle Place Sw

Province: AB

Phone Number: 403-889-9718

Pet Information

Name: Gai

Breed: Retriever, Labrador

Birthdate: 11/3/2019

Species: Canine

Sex: Neutered Male

Color: Yellow

Veterinarian: Yanhui Qi DVM

License Number: 1770

B: Billing, C: Med note, CB: Call back, CK: Check-in, CM: Communications, D: Diagnosis, DH: Declined to history, E: Examination, ES: Estimates, I: Departing instr, L: Lab result, M: Image cases, P: Prescription, PA: PVL Accepted, PB: problems, PP: PVL Performed, PR: PVL Recommended, R: Correspondence, T: Images, TC: Tentative medl note, V: Vital signs

Patient History Report

Client: Cui, Hong (12834)
Phone: [REDACTED]
Address: [REDACTED]

Patient: Gai (36603)
Species: Canine
Age: 6 Yrs. 5 Mos.
Color: Yellow

Breed: Retriever, Labrador
Sex: Neutered Male

Date	Type	Staff	History
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Vaccination Status

Vaccine Description	Due Date
Dog Annual Exam/DA2PP Vaccine	9/18/2022
Dog Cough(inj)with Other Vaccine	9/18/2022
Dog Rabies 3 yr With Other Vaccine	9/18/2024

3/04/22	C	YQ	<p>SOAP - DOG NEUTER - Closed Mar 06/2022 ORCHIECTOMY (NEUTER) SURGERY</p> <p>TPR: T39.3 hr 114 rr 34 PREMEDICATION:hydromorphone 1.6mg(0.16ml)im,acepromazine 0.98mg(0.38ml) im INDUCTION:alfaxan 64mg(6.4ml) iv, iv line was set up rate 319 ml MAINTENANCE:2%iso ENDOTRACHEAL TUBE SIZE:#10 SURGERY: routine neuter RECOVERY: normal recovery PAIN MEDICATION: Metacam / Hydro DOSE:meloxicam 0.65ml(3.2mg) baytrail 3.2ml(160mg) im DISCHARGE INSTRUCTIONS:</p>
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2/25/22	C	JM	<p>Default Comments consent and sx report - Attachment(s)</p>
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2/24/22	C	MS	<p>Call Back/ Telephone Notes 2/24/2022 14:47 cs- pet is doing very well ...eating and drinking and feeling fine</p>
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2/23/22	P	YQ	<p>2.00 bottle of Colon Guard Herbal Formula (IBD) Rx #: 47927 0 Of 0 Refills Filled by: CH Give 3 capsules by mouth every 12 hours until finished</p>
2/23/22	V	CH	<p>Feb 23, 2022 11:11 AM Staff: CH ----- Weight : 31.90 kilograms</p>

B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medl note, V:Vital signs

Patient History Report

Client: Cui, Hong (12834)
Phone: [REDACTED]
Address: [REDACTED]

Patient: Gai (36603)
Species: Canine
Age: 6 Yrs. 5 Mos.
Color: Yellow

Breed: Retriever, Labrador
Sex: Neutered Male

Date	Type	Staff	History
2/23/22	P	YQ	1.00 bottle of Meloxicam 1.5mg/ml 10ml (MELOXI1) Rx #: 47922 0 Of 0 Refills Filled by: CH Your Pet's weight is ___KG give this amount Orally every 24 hour's Do not exceed the dosage. Always give with food. Stop the medicine if vomiting or diarrhea occur and call the clinic right away. Give for only 4 or 5 days after surgery.
2/23/22	I	YQ	Should your pet require a prescription refill, please call 48 hours in advance. Thank you.
2/23/22	I	YQ	Your pet was microchipped today with an EIDAP microchip. We will send your pet's information to EIDAP for full registration. Should you wish to have your pet's picture on file as well, please contact EIDAP at 1-888-346-8899, info@eidap.com or visit their website at www.eidap.com.
2/23/22	B	YQ	1.00 Neuter Canine 23-41kg (3103) by CH
2/23/22	B	YQ	.50 Fluids - Surgical (1504) by CH
2/23/22	B	YQ	1.00 Microchip (2048) by CH
2/23/22	B	YQ	1.00 bottle of Meloxicam 1.5mg/ml 10ml (MELOXI1) by CH
2/23/22	B	YQ	1.00 each of Buster Collar - Large (8636) by CH
2/23/22	B	YQ	2.00 bottle of Colon Guard Herbal Formula (IBD) by CH
<hr/>			
9/18/21	C	YQ	SOAP - MEDICAL - Closed Sep 22/2021 SUBJECTIVE: annual. the dog had all the puppy vaccine last year at Beddington vet. the coughign has gone OBJECTIVE: T38,,2 hr 114 rr 28 ,abdominal palpation, lymph nodes, eyes e,ars, nsoe, muscular system were fine ASSESSMENT: no diagnostic test PLAN: da2pp, bordetella and rabies vaccines. interceptor DATE: 9/18/2021 TIME: 09:31 STAFF:YQ - Yanhui Qi DVM PATIENT NAME: Gai PROBLEM: DIAGNOSIS:
<hr/>			
9/18/21	P	YQ	2.00 tablet of Interceptor Blue 22.8-45.4 Kg (MILBEM3) Rx #: 46224 0 Of 0 Refills Filled by: YQ give one tablet today, give another tablet in 14 days
9/18/21	I	YQ	Should your pet require a prescription refill, please call 48 hours in advance. Thank you.
9/18/21	CK	YQ	Reason for Visit: Annual Examination Date Patient Checked Out: Sep 18/2021 Practice 1
9/18/21	B	YQ	1.00 Dog Annual Exam/DA2PP Vaccine (5301) by YQ

B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medl note, V:Vital signs

Patient History Report

Client: Cui, Hong (12834)

Phone: [REDACTED]

Address: [REDACTED]

Patient: Gai (36603)

Species: Canine

Age: 6 Yrs. 5 Mos.

Color: Yellow

Breed: Retriever, Labrador

Sex: Neutered Male

Date	Type	Staff	History
9/18/21	B	YQ	1.00 Dog Rabies 3 yr With Other Vaccine (5311A) by YQ
9/18/21	B	YQ	1.00 Dog Cough(inj)with Other Vaccine (5313) by YQ
9/18/21	B	YQ	2.00 tablet of Interceptor Blue 23-45 Kg (MILBEM3) by YQ
9/03/21	C	YQ	<p>SOAP - MEDICAL - Closed Sep 04/2021</p> <p>SUBJECTIVE: the dog started t ocough and gagaed last night.(honking) vomited some bile as well.</p> <p>OBJECTIVE: T38.2 hr 114 rr 30 ,abdominal palpation, lymph nodes, eyes e,ars, nsoe, muscular system were fine. throat arae was sensitive.</p> <p>ASSESSMENT: no diagnostic test</p> <p>PLAN: doxycyline 3 00mg sid for 10 dasy</p> <p>DATE: 9/3/2021</p> <p>TIME: 09:02</p> <p>STAFF:YQ - Yanhui Qi DVM</p> <p>PATIENT NAME: Gai</p> <p>PROBLEM:honking/coughing/gaging</p> <p>DIAGNOSIS:ddx kennel cough/fb in the throat ?</p>
9/03/21	P	YQ	<p>30.00 tablet of Doxycycline 100mg (DOXYCY1)</p> <p>Rx #: 46038 0 Of 0 Refills Filled by: YQ</p> <p>Give 3 tablets by mouth every 24 hours until finished</p>
9/03/21	I	YQ	Should your pet require a prescription refill, please call 48 hours in advance. Thank you.
9/03/21	CK	YQ	<p>cs- kennel cough</p> <p>Reason for Visit: Annual Examination</p> <p>Date Patient Checked Out: Sep 03/2021 Practice 1</p>
9/03/21	V	YQ	<p>Sep 3, 2021 08:56 AM Staff: YQ</p> <p>-----</p> <p>Weight : 60.00 pounds</p>
9/03/21	B	YQ	1.00 Consultation - Regular (0501) by YQ
9/03/21	B	YQ	30.00 tablet of Doxycycline 100mg capsules (DOXYCY1) by YQ
9/03/21	B	YQ	1.00 bag of Pill Pockets (9481) by YQ

B:Billing, C:Med note, CB:Call back, CK:Check-in, CM:Communications, D:Diagnosis, DH:Declined to history, E:Examination, ES:Estimates, I:Departing instr, L:Lab result, M:Image cases, P:Prescription, PA:PVL Accepted, PB:problems, PP:PVL Performed, PR:PVL Recommended, R:Correspondence, T:Images, TC:Tentative medl note, V:Vital signs

Dog Ownership Transfer Declaration

Date: April,24,2026

I, Xuelong Wu, currently residing [REDACTED] [REDACTED] [REDACTED], hereby declare that I am the legal owner of the dog described below

Dog's Name: Gai

Breed: Labrador

Color: Cream

Age: 6.5

I hereby confirm that I have permanently transferred full ownership of the above-mentioned dog to:

Hong Cui

Address: [REDACTED] 9 [REDACTED] [REDACTED]

This transfer is effective as of 2026/04/24, and I relinquish all rights, ownership, and responsibility for the dog from that date forward.

I confirm that this is a permanent transfer of ownership, and the dog will reside full-time with Hong Cui at the above address.

Signed,

Xuelong Wu [REDACTED]

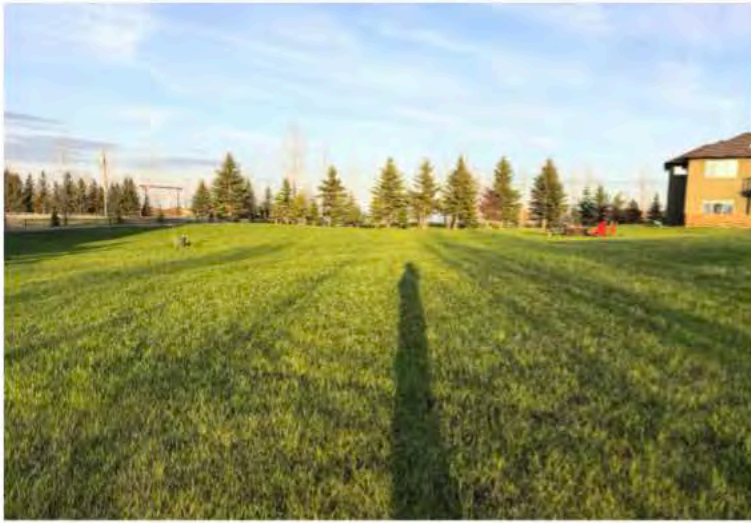
Date: Apr 24, 2026

Contact Information:

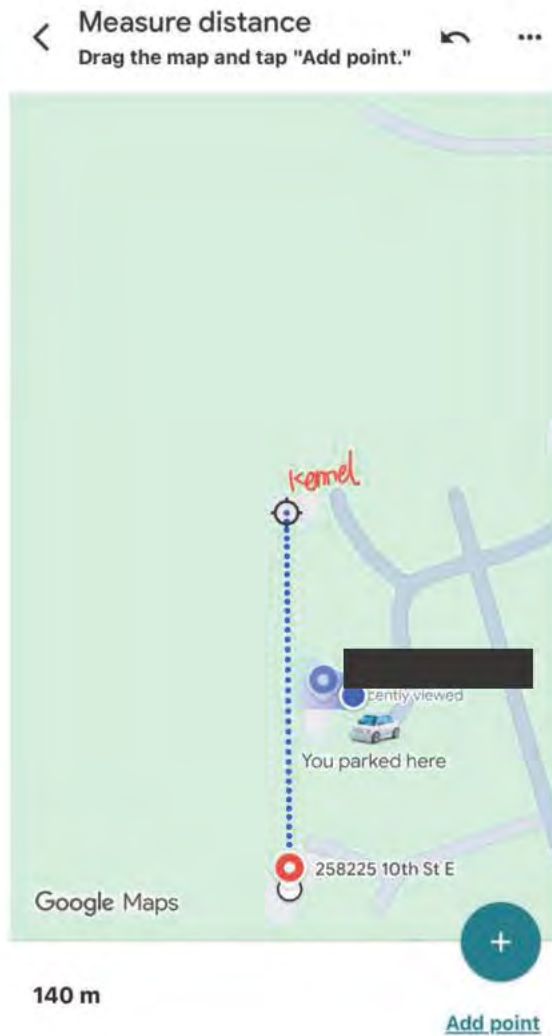
Our property features professional-grade fencing, including a 3,000ft secure chain-link area, ensuring all four dogs remain safely contained and supervised.



With over 3 acres of land, there is a significant buffer distance between our home and the nearest neighbors, effectively mitigating any noise concerns.



The approximate distance between the kennel and the neighbors



The dogs are permanent companions in my art studio (shop). They are quiet, well-behaved members of our household



The dogs enjoy a stable, peaceful life within their designated play area under constant supervision.



Subdivision and Development Appeal

2:00 p.m.

Development Appeal 26D 077



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

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

APPELLANT INFORMATION (e.g. Landowner or Affected Party)		
Name of Appellant(s) R. Keith Larden		
Mailing Address	Province	Postal Code
Main Phone #		
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Email Address		
AGENT INFORMATION & CERTIFICATION (complete section if applicable)		
Name of Organization:		
Contact Name:		
Mailing Address	Province	Postal Code
Main Phone #		
I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Email Address:		
I (We) _____ hereby authorize _____ to act on my (our) behalf on matters pertaining to this appeal.		
Signature of Appellant(s)	Date	Signature of Appellant(s) Date
SITE INFORMATION		
Municipal Address (house and street number)		
Legal Land Description:	Plan 8311642	Block 1 Lot 2
Quarter-Section SW8	Township 22	Range 4 Meridian W5
I AM APPEALING (check only one)		
Development Authority Decision <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) <u>2026/04/22</u>	Subdivision Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services <input type="checkbox"/> Stop Order <input type="checkbox"/> Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____
REASON FOR APPEAL (attach separate page(s) if required)		
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.		
Development Permit Application File #: 26D 077		
Legal Description: S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5		
Approval Description: Bed & Breakfast(4 Rooms)		
Applicant/Owner: Lisa Neill (Applicant) / Sam Osman (Owner)		
Location: Located northeast of Pine Ridge Road W, and approximately 360m west of Highway 762.		
Please reference the included PDF with reasons for appeal. (the fillable form is not functioning properly)		

TURN OVER AND COMPLETE REVERSE SIDE

Development Permit Application File #: 26D 077
Legal Description: S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5
Approval Description: Bed & Breakfast(4 Rooms)
Applicant/Owner: Lisa Neill (Applicant) / Sam Osman (Owner)
Location: Located northeast of Pine Ridge Road W,
and approximately 360m west of Highway 762.

My objections to the referenced development permit include, but are not limited to the following:

It is stated in the Conditions of Approval:

7. The bed and breakfast facilities shall be operated by the live-in owners...

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;

These conditions cannot be complied with as Sam Osman (Owner) is not a "live-in owner". Mr. Osman is and has always been an absentee land owner, neither he nor his family reside on the property. Mr. Osman resides, to my understanding, in or near the City of Edmonton.

The individuals currently living on the property are the third set of employees/caretakers since Mr. Osman purchased the property; Lisa (possibly the applicant) and Ron.

To my definition, having a lodging facility operated by employees constitutes a Hotel or Lodge, not a "live-in owner" operated Bed & Breakfast. The property in question is not zoned for a Hotel.

The next issue I have falls to the safety of those residents who actually reside in the area. The additional traffic on a normally quiet rural roadway, caused by this proposed lodging facility, would pose a danger to those residents who walk and recreate on the roadway. Also, most residents of this neighbourhood are well known to each other; introducing complete strangers into our neighbourhood could constitute a danger to our personal safety and well being.

Since Mr. Osman's company Film Alberta Studios purchase of this property, their/his only interest has been to use it as a revenue property, not as a home or residence. From the consistent leasing of this property to film productions, to their/his unsuccessful attempt to create an "event centre", without acquiring the proper permits, which resulted in a "Stop Work" order from the County. That project then turned into an, as yet uncompleted, "riding arena" for his never present collection of horses for his grand children to ride. Not to forget, Mr. Osman previously operated a non-licensed Airbnb on this property, which Foothills County shut down after being notified by nearby residents.



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

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

Form sections: APPELLANT INFORMATION (Name: ERIC + JO-ANN HARTMAN), AGENT INFORMATION & CERTIFICATION, and SITE INFORMATION.

I AM APPEALING (check only one) section with checkboxes for Development Authority Decision, Subdivision Authority Decision, and Decision of Enforcement Services.

REASON FOR APPEAL (attach separate page(s) if required) section with handwritten reasons: Concerns about actual intent, No conditions specific to public works, and Condition needs to be added about the number.

TURN OVER AND COMPLETE REVERSE SIDE

Of guest allowed (maximum limit)
 - live-in/owner conditions not satisfied
 - 6 trips not feasible (8 guests + 4 employees) is significantly underestimated, traffic impacts
 - Approval indicates 4 rooms (main residence) but site plans unclear if all rooms are in main residence -
 - Questionable that bed and breakfast is a secondary not primary use of the residence

This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the Freedom of Information and Protection of Privacy Act. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.



Signature of Appellant(s) OR
 Person Authorized to Act on Behalf of Appellant(s)

May 09/2026
 Date

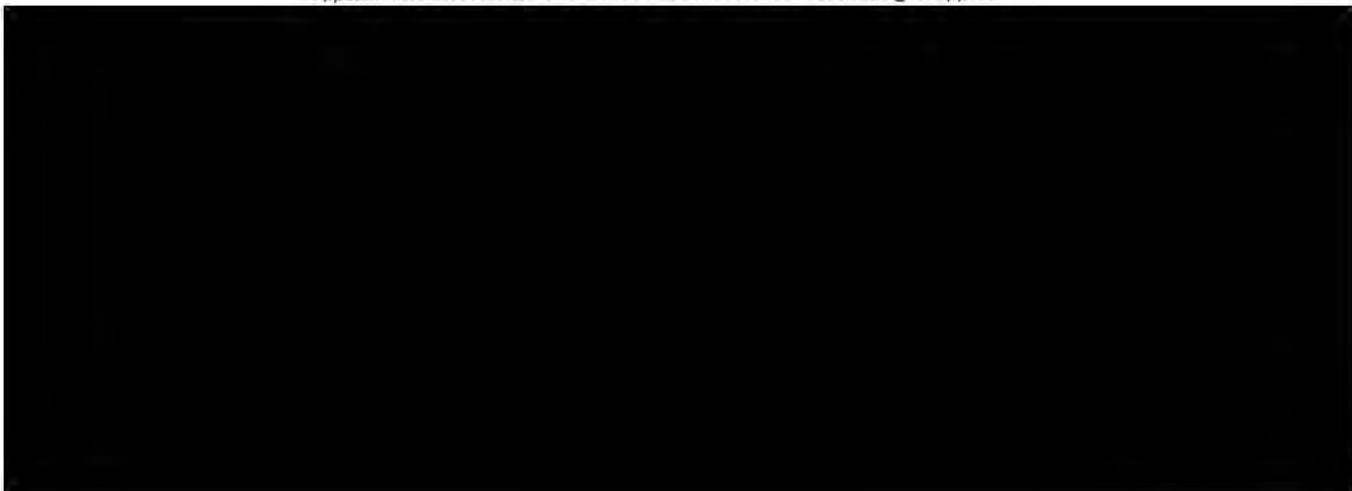
A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

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

PAYMENT OF APPEAL FEE

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.
 If submitting the Notice of Appeal form by email, you must complete this section

Appeal fees are outlined on the attached information sheet - **Submitting an Appeal**





DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: April 22, 2026

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 077

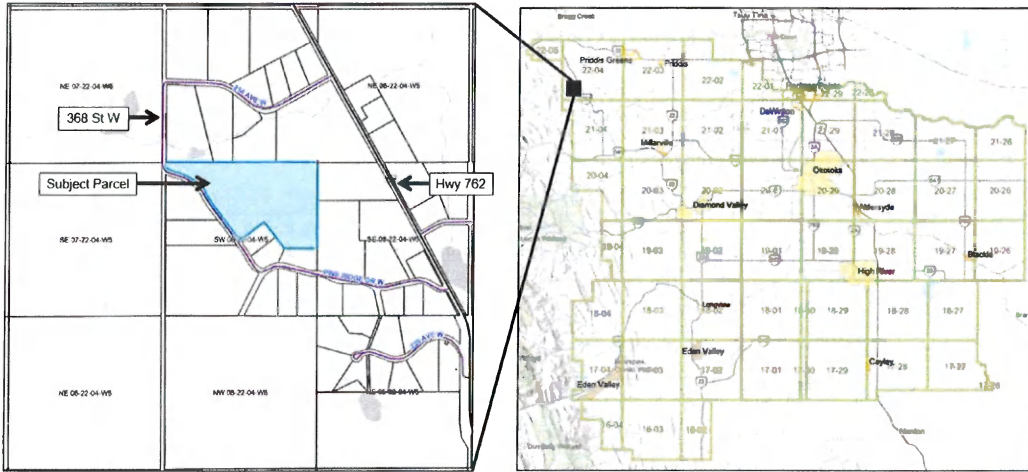
APPLICANT: LISA NEILL

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;

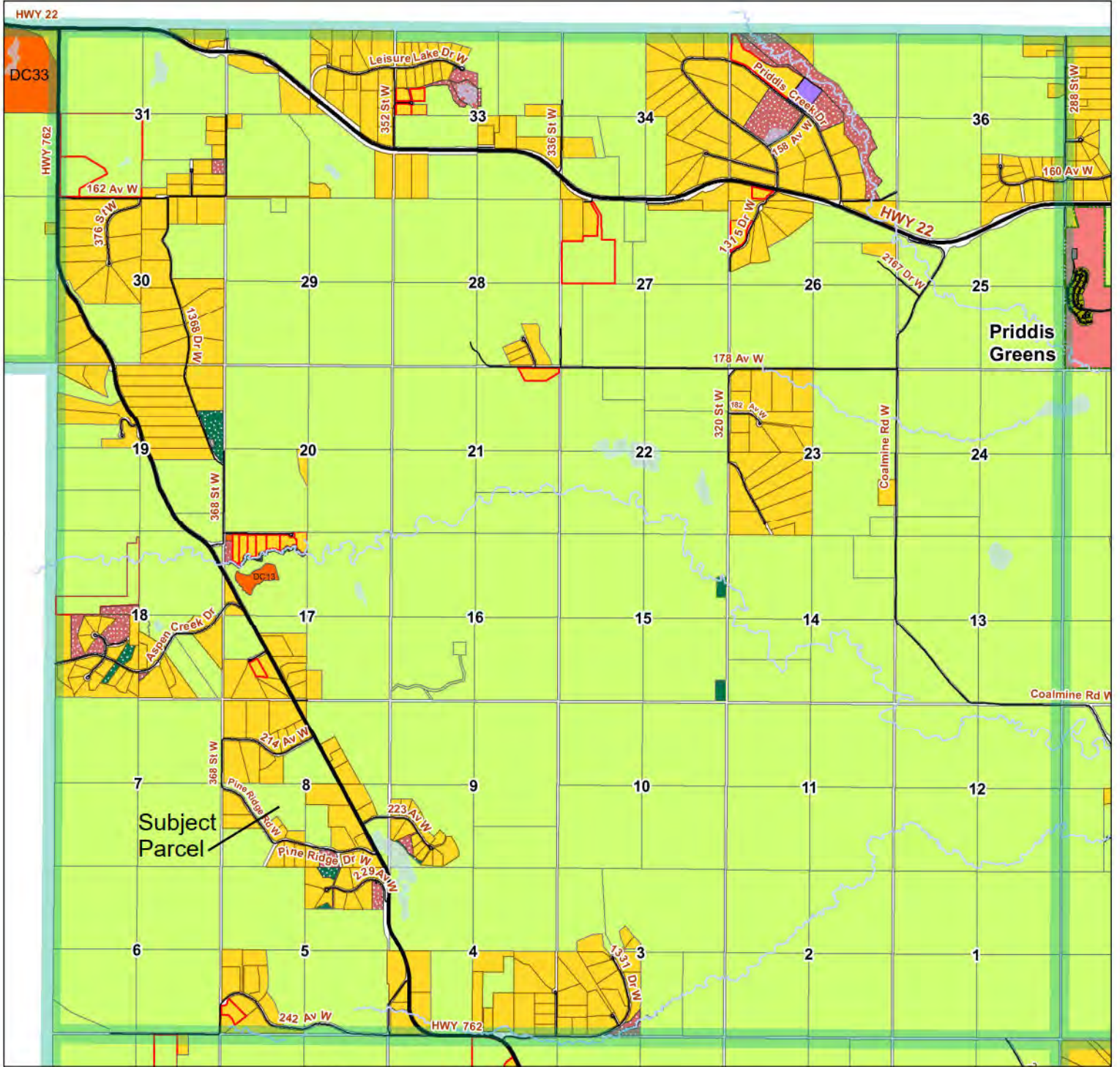
ADVISORY REQUIREMENTS:

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 purposed 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.



Page Numbers

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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

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and Atlas.I.S.
© Foothills County 2026

February 28, 2026



Page 3



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?

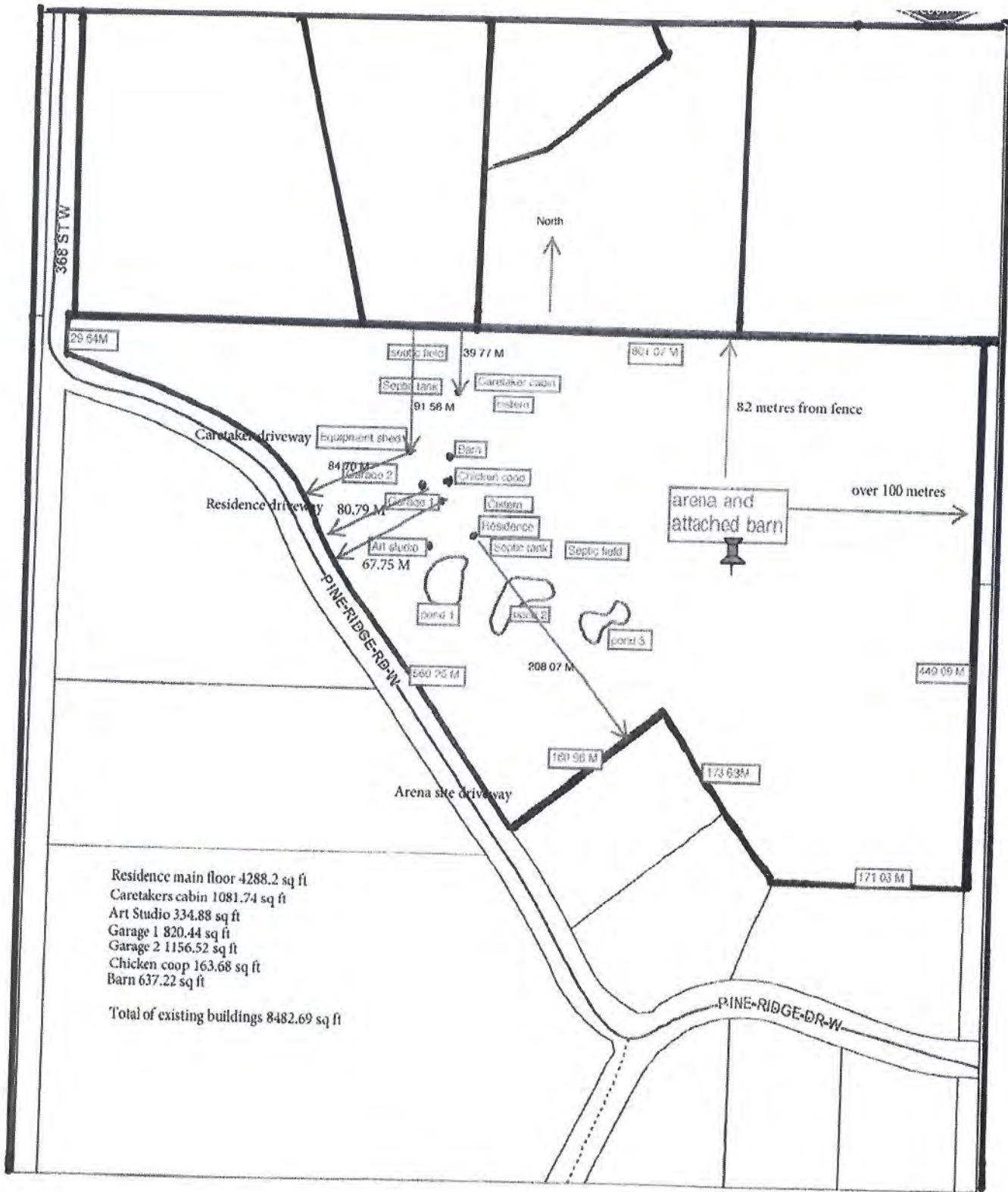
No meals are provided as part of the accommodation.

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.

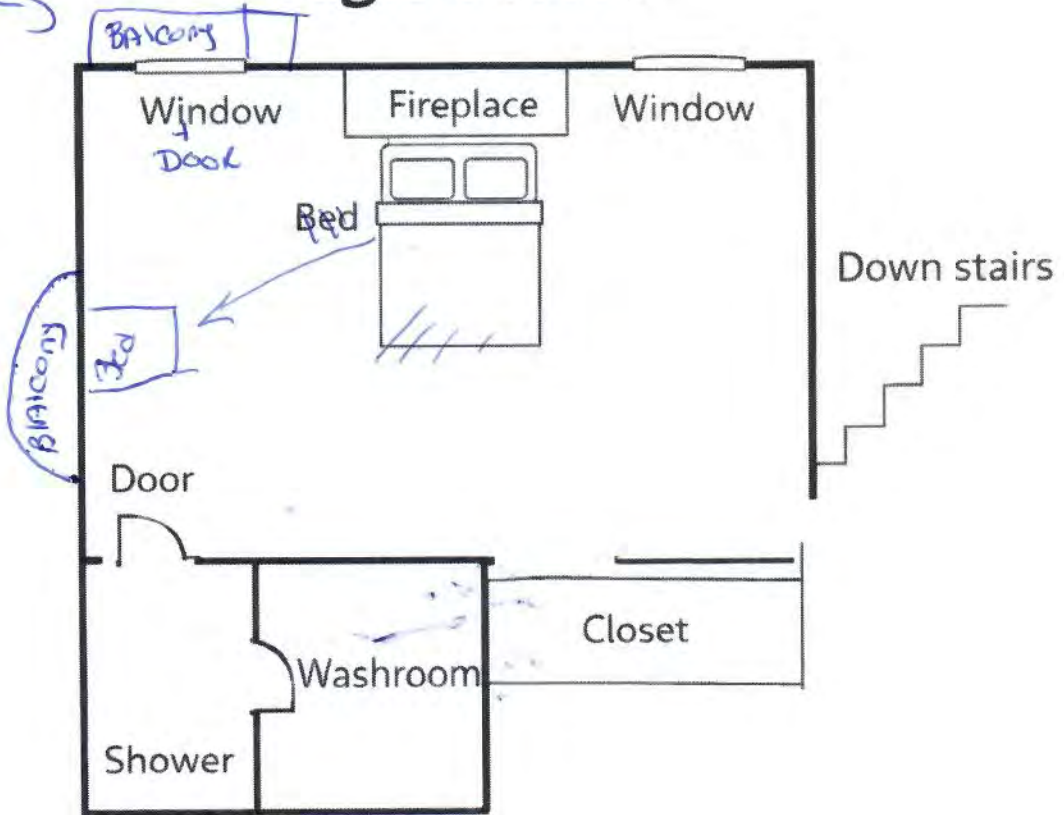
16. Landowner consent

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



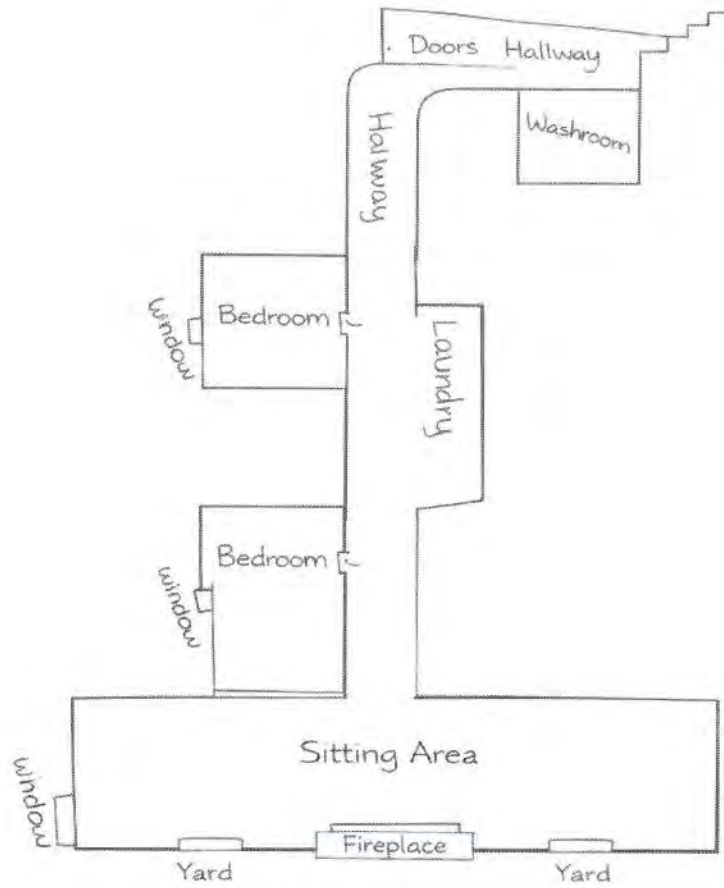
Balcony

Eagle's Nest



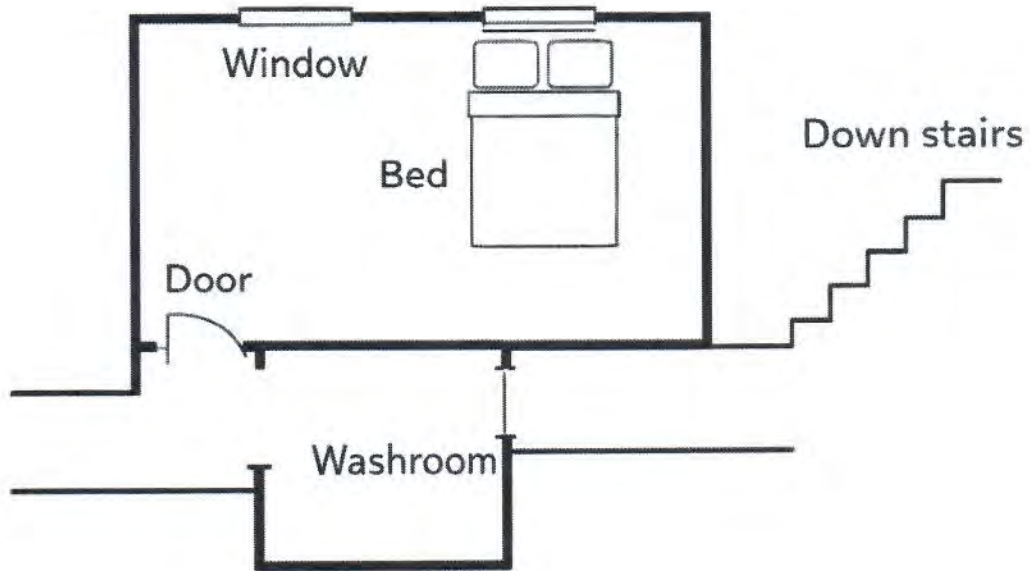
1221 Square Feet

Elk Hideout



1827 Square Feet

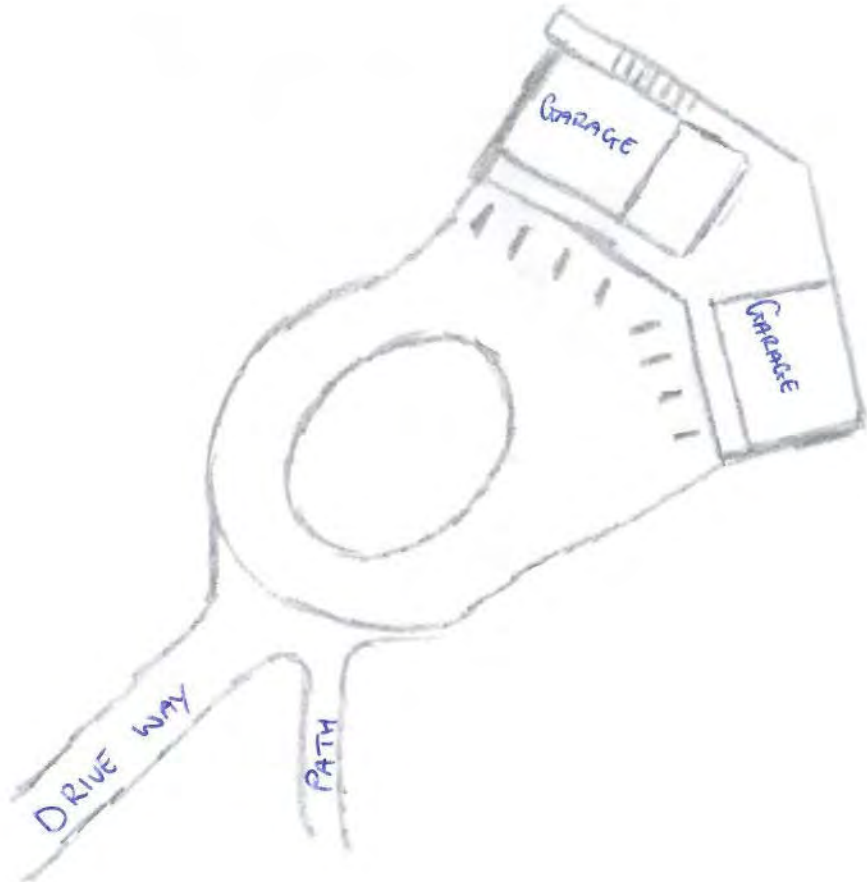
Moose Crossing



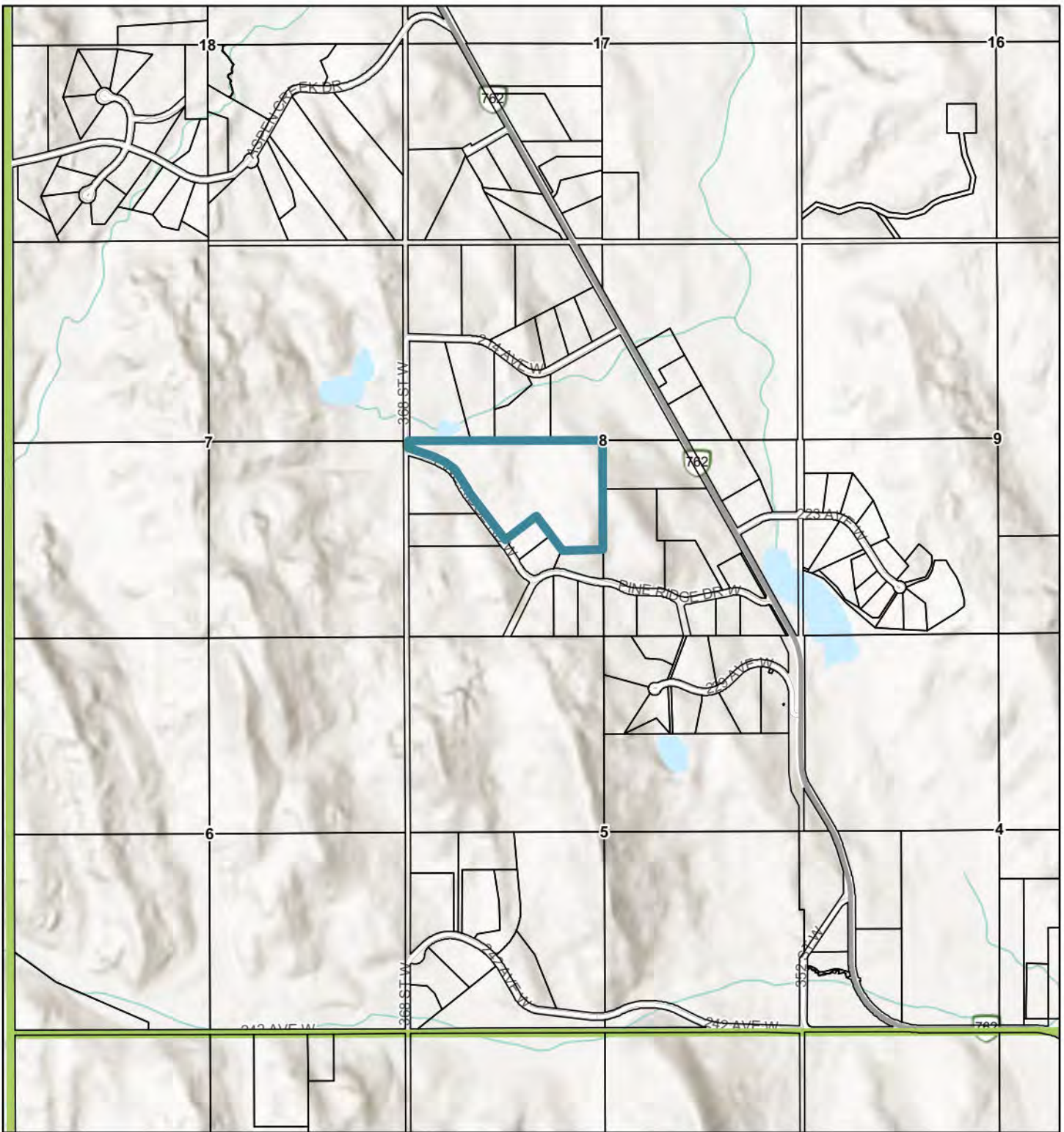
~~881~~ Square Feet

233

GARAGE PARKING
(8 SPACES)



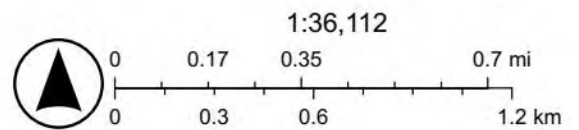
S 8-22-4 W5M; Plan 8311642, Block 1, Lot 5



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

Scale bar: 0 to 0.2 mi / 0 to 0.3 km. Scale: 1:9,992.

Geodesy Group Inc., Southern Alberta Partners, Vanlor



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

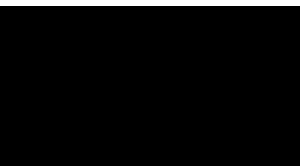
ATS REFERENCE: 5;4;22;8;S
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 211 178 652

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S) DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 241 217 012, 20/08/2024, TRANSFER OF LAND, \$4,340,000, \$4,340,000

OWNERS



ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 831 107 213, 13/06/1983, UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

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
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).

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: _____

RECOMMENDATIONS ON APPROACH REQUIREMENTS:

Number of new approaches and/or existing approaches requiring upgrades: _____

Recommendations: _____

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

Applicant indicates that water is hauled in - any hauling will need to adhere to current road bans.

Advisory comment - recommend that the landowner have the existing septic system assessed by a qualified professional to determine if it is adequate for the proposed.

Upgrades may be required to handle the additional volume of wastewater.

ROAD REQUIREMENTS / LIMITATIONS:

- Road Ban on road Yes No
- Load Restricted Bridge Yes No
- Road Use Agreement Required Yes No

Road comments and requirements: _____

PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):

Yes* No

*If Yes – Number of Pages: _____

Date Reviewed: _____

Reviewer: _____

Signature: 

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

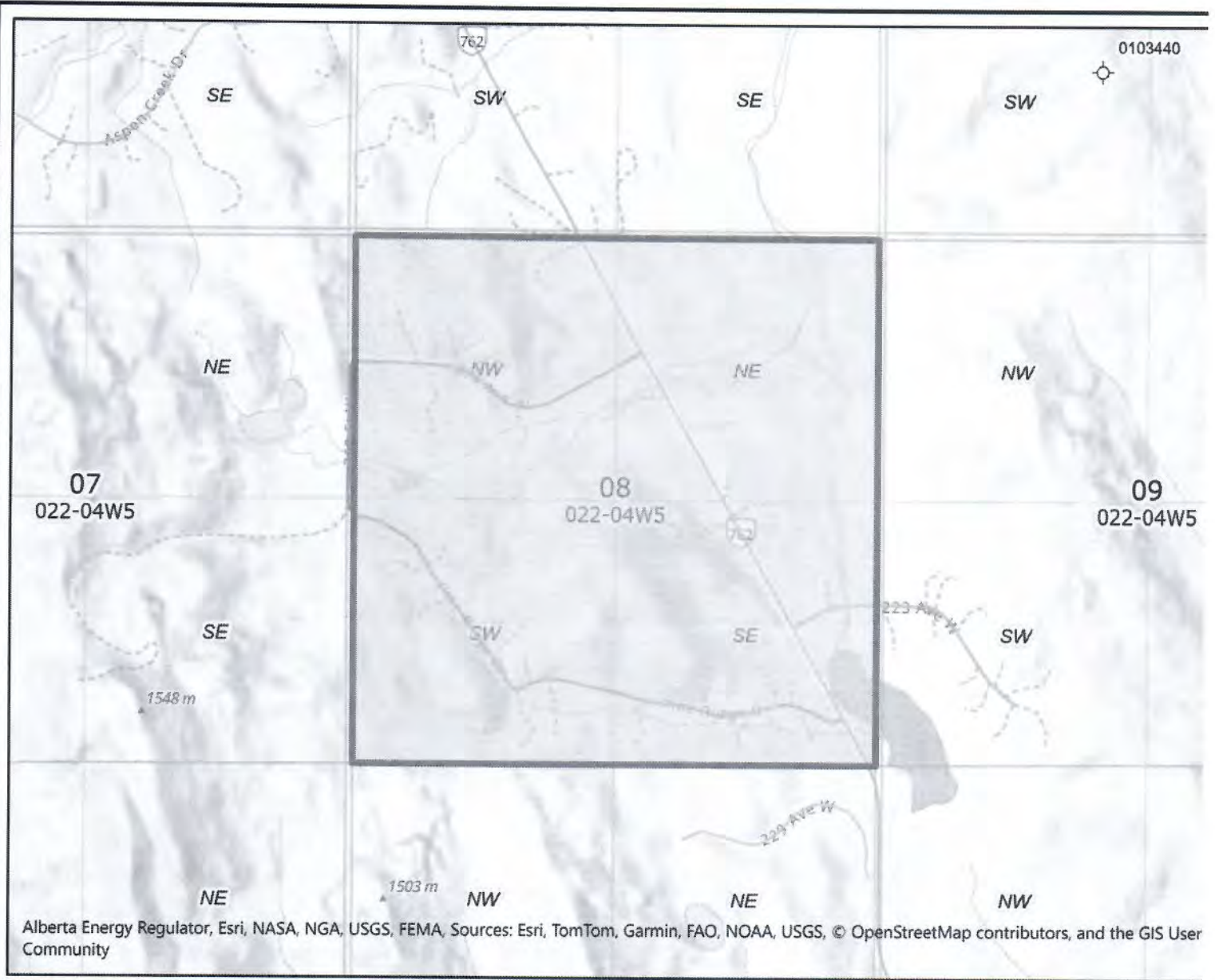
- 1) This Section is concerned with the barrier-free design of buildings.
- 2) Buildings and facilities required to be barrier-free in accordance with Subsection 3.8.2. shall be designed in accordance with Subsection 3.8.3.
- 3) Residential projects of 10 or more dwelling units funded in whole or in 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.



Alberta Energy Regulator, Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

<Layout_Title>

Base Data provided by: Government of Alberta

Author:

YYY


Print Date:

2/9/2026

Legend

- ◊ Abandoned Well
- Revised Location
- Revised Location Pointer
- Paved Road (20K)**
 - Primary Divided
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Primary Undivided 1L
 - Interchange Ramp
 - Interchange Ramp
 - Interchange Ramp
 - Secondary Divided
 - Secondary Divided
 - Secondary Undivided 4L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
- Gravel Road (20K)**
 - Primary Undivided 2L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Primary Undivided 1L
 - Secondary Undivided 2L
 - Secondary Undivided 2L
 - Secondary Undivided 1L
 - Secondary Undivided 1L
- Railway (20K Large Scale)**
 - Single Line
 - Double Line
 - Multiple Line
 - Spur Line
 - Abandoned
 - ATS Quarter Section label
- Roads - Other**
 - Unimproved
 - Unclassified
 - Truck Trail
 - Winter
 - Ford Winter Crossing
 - Ferry Route
- Lake/River (20K)**
 - Lake or River
 - Lake or River
 - Reservoir
 - Icefield
 - Major Canal
 - Oxbow
 - Quarry
 - Dugout
 - Intermittent Lake
 - Intermittent Oxbow
- Sandbar / Wetland /**
 - Sandbar
 - Sandbar
 - Sandbar
- ATS Quarter Section with
- ATS Section label (medium)
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake Label (20K)
- River Label (20K)

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 Projection and Datum
 WGS 1984 Web Mercator Auxiliary Sphere
 Scale 1:29,244

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 8311642 Block 1 lots 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

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

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;

- 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:

From: [Lisa Boa](#)
To: [Appeals](#)
Subject: Development Permit 26D 077 for Bed & Breakfast (4 Rooms).
Date: May 19, 2026 10:16:11 AM

To Whom It May Concern,

Please accept this letter as my written response regarding the appeals submitted in relation to Development Permit 26D 077 for Bed & Breakfast (4 Rooms).

My name is Lisa Neill and I am the applicant and managing partner of the approved Bed & Breakfast operation. My husband Ron and I are permanent full-time residents of the property and have resided within the main residence since August 2025.

I would respectfully like to respond to several concerns raised within the appeals.

1. Live-In Owner / Property Occupancy

The appeals suggest that the conditions of approval cannot be complied with because Mr. Sam Osman does not permanently reside onsite full time.

Mr. Osman is the property owner and partner in the Bed & Breakfast operation. The property is permanently occupied and the Bed & Breakfast is actively managed onsite by myself as managing partner, together with my husband Ron, both of whom reside full time within the main residence where all approved guest rooms are located.

The approved Bed & Breakfast operation is not being operated as a hotel or lodge. The approval is specifically for a 4-room Bed & Breakfast within the existing residence, with a maximum guest occupancy of 8 guests.

2. Guest Rooms and Residential Use

All approved guest rooms are located within the main residence. No guest accommodations are located within the caretaker residence or within any separate structure on the property.

The downstairs suite referenced in the appeal is rented only as a single booking unit and remains part of the approved 4-room maximum established by the County.

The primary use of the property remains residential.

3. Septic Capacity

Concerns were raised regarding septic capacity and usage.

The septic system servicing the main residence was previously approved for residential occupancy levels significantly greater than the limited occupancy proposed under this Bed & Breakfast approval. In addition, the caretaker residence operates on a separate septic system.

Based on the approved occupancy and residential nature of the use, the existing systems are more than adequate for the proposed operation.

4. Traffic and Safety Concerns

The approved operation is limited in size and guest occupancy. Traffic generated by a maximum of 8 guests is modest and comparable to normal residential activity associated with a large rural residence.

The operation is intended to remain small-scale, low impact, and respectful of the surrounding community.

5. Concerns Regarding Prior Property Uses

The appeals reference allegations relating to a “film centre,” “event centre,” and other unapproved uses.

The riding arena currently under construction is a private arena that has already undergone County review and approval processes. Allegations regarding other uses were previously reviewed by the County and did not result in the denial of the current Bed & Breakfast approval.

The current application before the Board relates specifically and only to the approved 4-room Bed & Breakfast use.

6. Previous Airbnb Concerns

Concerns relating to previous Airbnb activity were also referenced within the appeals.

County staff have inspected the property and reviewed the current application and proposed operation as part of the present approval process. The current application before the Board is for an approved and regulated Bed & Breakfast use under Development Permit 26D 077.

In closing, I respectfully request that the Board uphold the approval of Development Permit 26D 077.

Thank you for your time and consideration.

Sincerely,

Lisa Neill
Applicant and Managing Partner

[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.

Attention: Foothills County
Subdivision and Development Appeal Board
appeals@foothillscountyab.ca

VIA EMAIL ONLY

Subject: Application: Osman/Neill, 26D 077, hearing – May 21, 2026 @ 2pm
Appellant: Jo-Ann and Eric Hartman
Email address: [REDACTED]
Mailing address: [REDACTED]
Phone: [REDACTED]

Subdivision and Development Appeal Board,

We are unable to participate in the above referenced hearing and are providing the following information as our written submission. We have appealed the application and subsequent draft approval associated with File 26D 077 because of concerns with the proposed business and the lack of appropriate conditions within the draft approval.

Our concerns are as follows. Bold and italicized text highlights our proposal to address the concern:

- Specifics around the proposed business and the operating structure:
 - Within Foothills County, a bed and breakfast is permitted as a SECONDARY use with a LIVE-IN OWNER. However, the proposed business will be operated by an employee/employees (not a live in owner)
 - This causes 2 concerns:
 - the proposed business is being operated as a hotel and not a bed and breakfast, and
 - the proposed business is the primary use of the property, not the secondary use
 - ***Based on these grounds, Foothills should reject the application***
 - ***If the landowner does intend to operate a hotel as described in the application, an appropriate application should be re-submitted to Foothills***
- Traffic impacts within the community:
 - Context:
 - The Pine Ridge Estates loop is a 3.5 km road off of Highway 762 with over 30 country residential and agricultural properties accessing the road
 - The speed limit on the road is 40 km/h, there is no sidewalk separating vehicular traffic from other users
 - The road is used routinely for recreation by local community members

- The application and approval significantly underestimate the additional traffic as a result of the proposed business:
 - 6 daily trips is unrealistic for 8 guests, 4 employees, trips for property water; especially when considering the proposed bed and breakfast does not provide any meals (including breakfast) or kitchen facilities – therefore guests will require multiple daily trips for meals
 - ***The application should be revised to a more realistic volume of traffic and should reflect a significant increase in water demand which would require more regular water hauling***
 - ***A traffic impact assessment should be completed to understand potential community and environmental impacts***
- Foothills Public Works review of the application flagged a concern regarding the capacity of the septic system
 - Septic systems/fields within this area have a finite lifespan and additional use by up to 8 guests and 4 employees could tax the current system
 - If the system fails, there would be increased traffic on the road in the interim until the system is replaced or upgraded
 - ***Evaluation and upgrading of the septic system as required should be included as a condition of the approval***
- Occupancy
 - The application indicates the proposed business could accommodate up to 8 guests
 - ***This is not included as a condition within the approval – it must be added as a key condition if this proposed business is to be approved***
 - The approval indicates that 4 rooms are to be used within the main residence
 - From the application, it is unclear if all proposed rooms are located within the main residence
 - ***This should be clarified by the applicant and the approval should include a condition explicitly stating guest accommodation in any other building on the property is not permitted***

We trust that the Subdivision and Development Appeal Board will review these concerns and other concerns raised by our neighbours, and consider if the approval should be issued or should be revised as described above prior to being issued.

Sincerely,

Jo-Ann and Eric Hartman

May 19, 2026

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Box 5605

High River, Alberta

T1V -1M7

To: Who it May Concern

Re: Development Permit Application 26D 077

Appeal against the APPROVAL of 26D 077 for a Bed & Breakfast (4 Rooms)

Date and Time of Appeal Board Hearing: Thursday May 21, 2026 at 2pm

Applicant/Owner: Lisa Neill (Applicant) / Sam Osman (Owner)

Legal: Plan 8311642, Block 1, Lot 5; Ptn S 08-22-04W5M

I am writing to formally appeal the approval of the above-referenced application for a Bed & Breakfast submitted by landowner Sam Osman.

As a nearby resident/property owner, I am directly affected by this decision and have concerns regarding public safety, infrastructure suitability, and land use compatibility.

This approval will introduce commercial traffic onto a narrow rural road with no shoulders and limited sightlines that is actively used by pedestrians, cyclists, and equestrians, creating a foreseeable and unacceptable increase in safety risk that alters the rural character of the area.

Grounds for Appeal

1. Road Safety and Access Suitability

The road serving the subject property has **no shoulders and limited sightlines** and is not designed to accommodate increased traffic volumes or unfamiliar drivers. It is regularly used by residents for **walking, cycling, and horseback riding**, creating a shared-use environment.

Additional traffic associated with a Bed & Breakfast (especially since "no breakfast will be served as people will have to travel more to eat daily meals) will increase the likelihood of conflicts between vehicles and non-motorized users. Given limited space and restricted visibility, safe interaction between users is significantly constrained.

2. Traffic Impacts

The proposed use will increase traffic on a roadway intended for low-density rural use. This increase is incompatible with existing conditions and may negatively affect safety and livability.

3. Land Use Compatibility

A Bed & Breakfast introduces a commercial or semi-commercial use into a predominantly

rural/residential area, potentially altering the character of the community. This land is also zoned Agricultural, not commercial, this is NOT the intended use of agricultural land.

4. **Compliance and Management Concerns**

There are concerns regarding the applicant's responsiveness to **bylaw requirements (as he already violated a stop work order) and neighbouring landowner concerns**, which are relevant to whether this discretionary use can be responsibly managed with minimal impact on surrounding properties. In addition, a bed and breakfast is allowed as a secondary use with a **Live-In-Owner**. Having the proposed Bed and Breakfast operated by an employee/employees of the owner, Sam Osman (who has **NEVER** resided on this property), goes against the Foothills County by-laws.

5. **Neighbourhood Impacts**

The development may lead to increased noise, reduced privacy, and disruption associated with short-term guest activity.

6. **Precedent**

Approval may set a precedent for similar developments, leading to cumulative impacts not supported by current infrastructure.

Conclusion

The approval raises significant concerns related to **road safety, infrastructure limitations, land use compatibility, and ongoing compliance**.

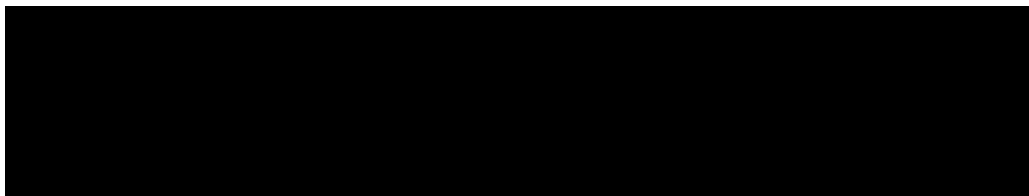
For these reasons, I respectfully request that the decision be overturned.

Thank you for your consideration.

Sincerely,

Patrick Miles

Contact information:



Residential Location : TWP 22 RGE 4W5M: NW 08 

Email Address: 

Phone: 

From: [Garry Buhler](#)
To: [Appeals](#)
Subject: Appeal Development Permit Application File # 26D 077
Date: May 18, 2026 7:59:37 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

~~I wish to appeal~~ Bed and Breakfast at PTN. S 08-22-04 W5M; PLAN 8311642, BLOCK 1, LOT 5

Name of applicant- Lisa Niell for Sam Osman (owner)

Application File # 26D 077

Appeal Date May 21 2026 2:00pm MT

Development Appeal Board Hearing against the approval of File # 26D 077

~~Appellant-~~ Garry Buhler [REDACTED]
[REDACTED]

I live in Pine Ridge Estates.

Date: May 18 2026

To whom it may concern :

I am respectfully opposed to a Bed and Breakfast operating in our neighbourhood for the following reasons:

Pine Ridge Estates is a forested, quiet, peaceful, and small residential neighbourhood. The air quality is exceptional and the wildlife is abundant.

The community is very friendly and the neighbours help each other.

When I drive or walk around our loop I stop and greet neighbours or smile and wave, as I am very familiar with them. I even recognize the neighbours' dogs and horses. I slow down as I drive around my neighbour friends and their pets, and I am careful not to disturb them.

If a Bed and Breakfast does open there will be a constant influx of strangers driving and/or walking around our loop. There is no sidewalk, so the neighbours walk on the road. I am concerned that these strangers will not be aware of this and there could be safety issues as the loop is winding with blind corners. Will these strangers be careful to slow down when they see us? Will they have strange new dogs that may react to people, other neighbourhood dogs, vehicles and the wildlife? I am distrustful of big dogs I don't know.

The nature of our familiar, friendly, safe neighbourhood will be changed forever.

The constant influx of strangers and lack of familiarity will also erode my sense of safety and security. Right now, if a strange person wanders into our neighborhood they stand out. I approach them and ask who they are and why they are here and monitor them. I will no longer be able to do this as there will constantly be strangers in the neighbourhood. My sense of safety and security will be gone.

I find it confusing that a Bed and Breakfast business can be approved without providing breakfast. No cooking is permitted in the rooms. No meals will be provided. Will this operation be promoted as a Bed and Breakfast although they do not provide any meals? Is this not misleading to the public?

Guests and their pets are often on vacation and operate on a different schedule than residents. This could result in loud music, drinking, loud talking, and pets barking that could continue into late evening hours disrupting the quietness of the night.

Will the on-site managers be available to address concerns around the clock if need be ?

If this is a pet friendly operation there could be dogs barking at any time of day or night, disrupting all the dogs in the neighborhood. There could be more off leash dogs harassing the wildlife and neighbours, as the property is not fenced.

There will be more campfires disrupting the peaceful enjoyment of outdoor activities for sensitive people.

There will be more potential for wildfires with fire services far away. There is only a cistern for water.

Will there be sufficient fire extinguishers and personnel trained on how to use them?

Will guests be allowed to smoke creating further fire hazards in our heavily forested neighbourhood?

There are multiple people in an aged log cabin with a large fireplace and no sprinkler system. This seems unsafe.

Can their septic and water system take the additional workload?

Are the ponds and observation tower safe for children?

While the application refers to a small-scale operation the number of proposed vehicle trips is unrealistic. A bed and breakfast cannot operate if it restricts its guests to 1 trip per day. Since there are no meals offered and they cannot cook in their rooms they will need to come and go throughout the day to pick up food snacks and go for meals. It is highly likely that they will

also be heading out for entertainment, recreation and touring of the Kananaskis foothills and nearby mountain regions. They may wish to pick up friends or family members that may not be overnighing or invite various visiting groups to the property, but this adds to the number of strangers and vehicles trips in the neighbourhood.

Groups of visitors often bring multiple vehicles, which could lead to further damage to the fragile road.

With a minimum of 8 additional people coming and going throughout the day and evening this will add up to many more than 6 trips per day.

Water usage on the property will increase. This means that there will be an increase in the use of the small water truck and trailer adding to vehicle traffic on the loop even further.

We know that the property has more than 4 rooms that could be rented out and two guest homes and a RV trailer. Once their 4 rooms are full will they turn additional people and income away? While we hope this is the case, we cannot monitor this as neighbours.

Resolving and monitoring issues often requires residents to constantly document disturbances, file traffic reports, and contact booking platforms, which can be time consuming and frustrating leading to emotional and physical exhaustion.

We also must look at the cumulative impact. If these are the only business transactions on the property it would be less intimidating. But there are already a number of people, for various reasons, active on this property. There would now be 4 full time employees designated for this bed and breakfast, but there are also already a number of additional caretakers and workers hired to maintain the property. We don't know the exact number of workers hired at any one time but there is significant maintenance for such a large property with numerous buildings to maintain and farm work on the property. In addition, we know that they also rent out their property for filming activities bringing in large numbers of people and traffic during these time periods. There are a riding arena and barn on the property too. What will this be used for? The property has been used as a helicopter landing pad. It is also still advertised as a retreat centre. We feel that the addition now of a Bed and Breakfast business will add to an already very active property, increasing the stressful impacts to the neighbours.

Could these impacts negatively affect my property value?

This is a Country Residential neighbourhood. I oppose any commercial or industrial development here as this changes the nature of the neighbourhood. If this commercial operation is approved, it could encourage current residents or others moving into the neighbourhood to apply for commercial or industrial businesses also.

While I don't wish to offend Ron and Lisa or Sam Osman in any way and strive to establish a friendly rapport with all our neighbours, I cannot support this application. I wish to fiercely guard the air quality, pristine natural habitat, quiet, peaceful and safe familiar nature of this neighbourhood and oppose any commercial or industrial developments.

Thank you for the opportunity to express my concerns .

Sincerely ,
Garry Buhler

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