



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

June 3, 2026

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

TAKE NOTICE that, in accordance with Land Use Bylaw No. 60/2014, a Development Permit application has been approved subject to conditions (attached) and a 21-day appeal period, for a parcel of land that is located within one half mile of your property. The details of the Development Permit application are as follows:

Development Permit Application File#: 26D 107

Legal Description: NW 7-20-28 W4M; Plan 9910968, Block A, Lot 6

Approval Description: Industry General, Outdoor Storage & 4 Sea-Cans

Applicant/Owner T & T Disposal services LTD (Applicant) / 2334511 Alberta Ltd. (Owner)

Location: Located on the east side of Highway #2A, adjacent to 81st Street east and within the Hamlet of Aldersyde.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than June 25, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link: <https://www.foothillscountyab.ca/resources/notice-development-appeal>. For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at **403-652-2341** or via email at Planning@FoothillsCountyAB.ca.

You should not rely on Notices of Appeal filed by other persons as giving you the right to be heard at an appeal hearing, as only the appellant, applicant or authorized representative of either party is guaranteed the opportunity to be heard at an appeal hearing. If you choose to submit an appeal, please complete the **‘Notice of Development Appeal’** form found on our website and return the completed form with payment of the required appeal fee to the Subdivision and Development Appeal Board Clerk by email at appeals@FoothillsCountyAB.ca or by fax at 403-652-7880.

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

NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ‘NOTICE OF DEVELOPMENT APPEAL’ FORM

Yours truly,
FOOTHILLS COUNTY

Original Signed By..

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

BS/as
Encl. – Development Authority Decision



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: June 3, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 107

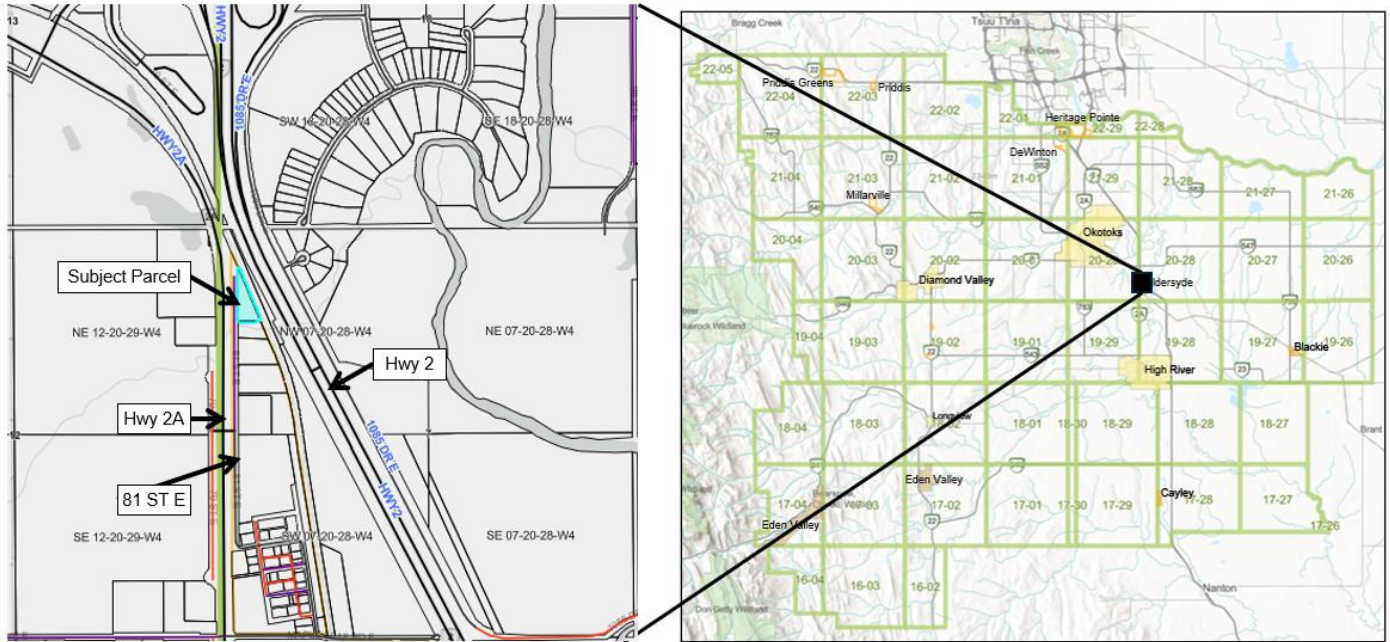
LANDOWNER(S): 2334511 ALBERTA LTD.

APPLICANT(S): T&T DISPOSAL SERVICES LTD – ATTN: DAN LEIDING

PROPOSAL DESCRIPTION: INDUSTRY, GENERAL; OUTDOOR STORAGE; AND 4 SEA CANS

LEGAL DESCRIPTION: PTN. NW 07-20-28 W4M; PLAN 9910968, BLOCK A, LOT 6

LOCATION: The subject property is an existing 2.37-acre Hamlet Industry parcel that is located on the east side of Highway #2A, adjacent to 81st Street east and within the Hamlet of Aldersyde.



INTENT OF APPLICATION:

The application requests approval for a change of use of the subject lands, including the proposed use of existing buildings and a portion of the yard space on this property in support of T&T Disposal Services Ltd, providing residential and commercial waste and recycling services.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Industry, General; Outdoor Storage; 4 Sea-Cans and Commercial Signage at Plan 9910968, Block A, Lot 6; Ptn. NW 07-20-28 W4M has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION

Upon completion of all pre-release conditions, this approval is for use of the subject property in support of the operations of a residential and commercial waste and recycling company in accordance with the plans accepted to be appropriate by the Development Authority which includes:

- Use of 8,640 sq. ft. portion of the fenced yard for outdoor storage of no more than 60 empty waste and recycling containers which may be stacked to a maximum height of 8 feet; and storage of sanitary privy's (port-a-potties).
- Storage/parking of no more than 15 trucks/units;
- Use and occupancy of the existing 5,048 sq. ft. building and +/- 723 sq. ft. office trailer
- 4 Sea-Cans to be used for business storage
- No more than 12 Full Time Employees on site at any given time
- 80 business visits to site per day
- Hours of operation 6am to 10pm Monday to Friday, and occasionally on Saturdays

This approval replaces all prior development permits issued for this property.

PRE-RELEASE CONDITIONS

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **September 3, 2026** will see this approval deemed null and void, unless a time extension is issued under agreement between the Development Authority and the applicant(s).*

1. The applicant is required to submit a refundable security deposit in the amount of \$1,000 in order to ensure compliance with the Alberta Building and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that written confirmation for occupancy of the buildings is provided by the County's Safety Codes Officer and the Foothills Fire Department's Fire Inspector.
2. The two sea-cans closest to the south property line are within 30m of a slope greater than 15%. The applicant shall submit a revised site plan illustrating that the sea-cans are no longer located within 30m of slopes exceeding 15% **OR** shall submit a Geotechnical Report for Slope Stability completed by a qualified and professional engineer to support the proposed location, to the satisfaction of the County's Public Works department.

3. The applicant shall provide a screening plan to implement appropriate screening as per the County's Screening Guidelines and in alignment with the Highway 2A Industrial Area Structure Plan along the full south side of the property and on the west side (gated portion) of the property, to the satisfaction of the Development Authority.

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 obtain all necessary building, and safety code permits and inspections applicable to use and occupancy of the existing +/- 5,000 sq. ft. building and +/-723 sq. ft. office trailer, to the discretion of the County's Safety Codes Officer;
2. The applicant shall obtain all necessary building and safety code permits and inspections for the 4 Sea-Cans utilized for storage purposes on the site.
3. The 4 Sea-Cans shall be painted and maintained to match the existing principal building on site.
4. Screening as per the submitted and accepted Screening Plan shall be installed to the satisfaction of the County;
5. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections;
6. An Emergency Response Plan to be provided for review and acceptance by the County's Emergency Management department;
7. The applicant is to maintain an annual business license with Foothills County;
8. On site business identification signage has been considered under this approval as per the submitted and accepted plans;
9. It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development.

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. Development must be maintained as per the issued approval, and as per this application for Development Permit and those conditions and requirements contained herein. **Any revisions and/or additions to the use of this land shall not proceed except under benefit of appropriate approvals and permits;**
2. Any additional leaseholders on the property will be required to obtain an independent Development Permit(s) for use of the outdoor storage yard;
3. Development shall comply with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times;
4. All installation(s) of exterior lighting are to adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
5. Containers for garbage and recycling materials that are located outdoors shall be weatherproof and animal-proof and must be fully screened from adjacent lands and roadways. There shall be no long term storage of waste materials, nor burning of waste materials on the property.
All waste materials must be managed in compliance with requirements and acceptable management practises as directed by the involved regulatory entities, and must be disposed of at an approved waste disposal site;
6. The use of one +/- 723 sq. ft. office trailer in support of the subject business operations has been considered within this approval. Any replacement of this trailer and/or revision to its use and occupancy must not proceed except under approval of an independent application for Development Permit;
7. On-site parking and loading must at all times be able to sustain use and occupancy. Emergency access lanes shall remain unobstructed at all times. At no time shall the local municipal road surfaces be used for the purpose of loading/unloading, parking, or stacking space;
8. The applicant is required to comply with any applicable Town of High River Water and Sewage Bylaws and to ensure compliance with any Municipal District of Foothills requirements for water servicing, permits and inspections, and allotments. Water use that would see assigned allotment for the facility exceeded may be subject to billing surcharges;
9. Landscaping, screening, signage and stormwater facilities shall at all times be maintained as per the plans accepted to be appropriate by the municipality and must at all times be safe, functional, and in a good state of repair. The lot shall at all times have a generally neat and orderly appearance and be free of weeds. Plantings are to be maintained to demonstrate healthy and vigorous growth. Any revision(s) to the existing plans and involved development must not proceed except under approval by the County.
The applicant and the landowner are encouraged to be cognizant of the existing water course and Environmental Reserve property that lie adjacent to the south boundary of this parcel;
10. 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.
11. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

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 advertised in two issues of the Western Wheel and notification sent out to area landowners within a half mile of the subject property and can also be viewed 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.



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

AGENT INFORMATION & CERTIFICATION (complete section if applicable)

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

SITE INFORMATION

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

I AM APPEALING (check only one)

Development Authority Decision <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) _____	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) _____
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REASON FOR APPEAL (attach separate page(s) if required)

All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.

Submitting an Appeal – Subdivision Authority Decisions

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta's "Green Area"
- 'adjacent' to or contains a body of water
 - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
 - 1600 metres of a provincial highway
 - 450 metres of a hazardous waste management facility
 - 450 metres of the working area of an operating landfill
 - 300 metres of the disposal area of any landfill
 - 300 metres of a wastewater treatment plant
 - 300 metres of the working area of a non-hazardous waste storage site

Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.

Submitting an Appeal – Development Authority Decisions

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

****Appeal fees are set in the County's Fee Bylaw, which is generally reviewed and amended annually.***

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

How to submit your appeal and pay your fee

Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

Mail or deliver to:

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

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

What happens after my appeal is submitted?

Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

More information

For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca