

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

June 24, 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 the subject quarter section. The details of the Development Permit application are as follows

**Development Permit Application File#: 26D 132****Legal Description: NW 13-20-29 W4M; Plan 1512050 Unit 6****Description: Recreation, Indoor****Applicant/Owner Comtech Design (Applicant) /  
2367658 Alberta Ltd. (Owner)****Location: Located within the condominium building that is situated on the northeast corner of the intersection of 393<sup>rd</sup> Loop and 393<sup>rd</sup> Avenue east, within the Warner Business Park**


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 July 16, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

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 enclosed '**Notice of Development Appeal**' form and return to the County by email at [appeals@FoothillsCountyAB.ca](mailto: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 ENCLOSED  
'NOTICE OF DEVELOPMENT APPEAL' FORM**

Yours truly,  
FOOTHILLS COUNTY

Original Signed By: 

Brittany Smith  
[Brittany.Smith@foothillscountyab.ca](mailto:Brittany.Smith@foothillscountyab.ca)  
(403) 603-6257

BS/as  
Encl.

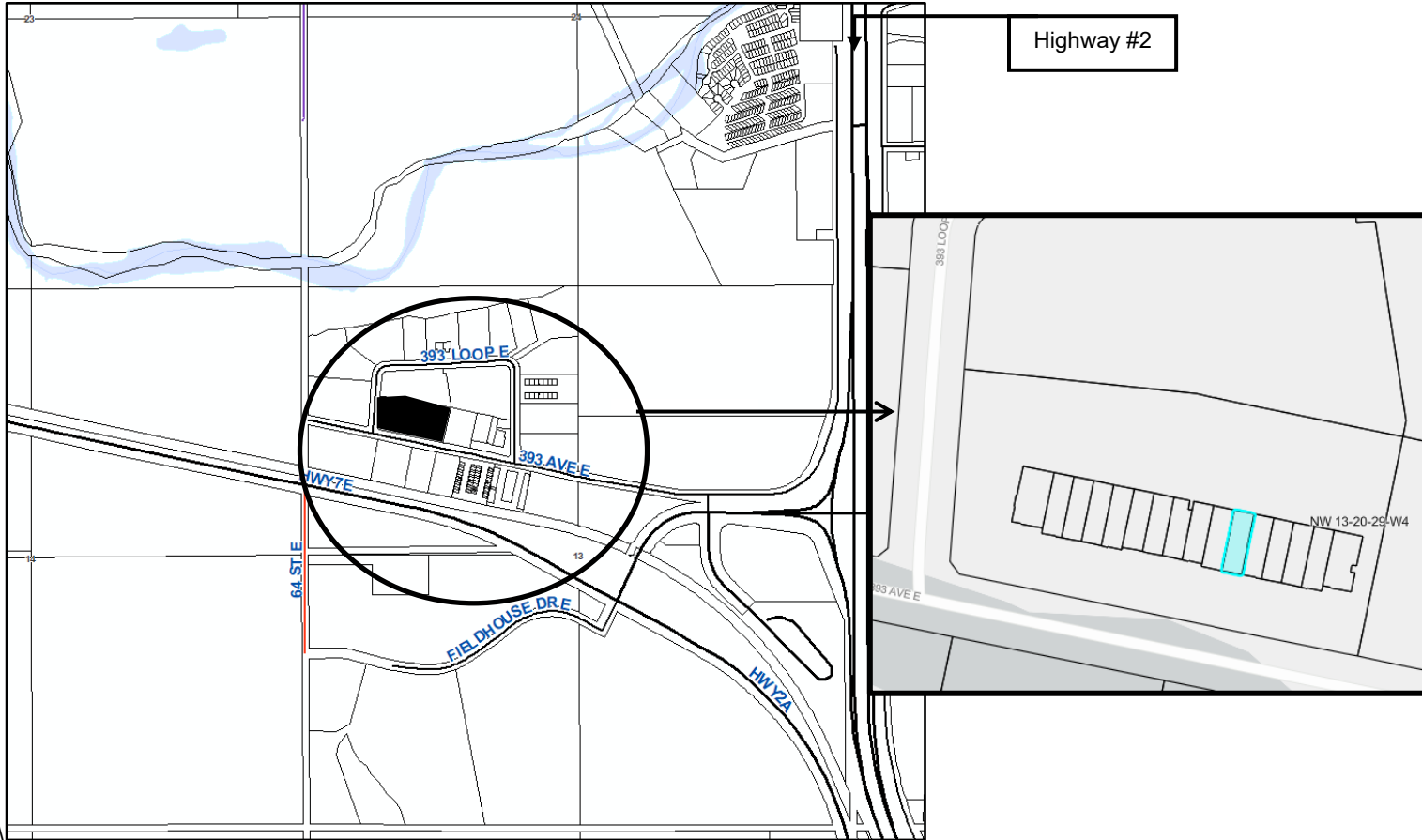


**DEVELOPMENT PERMIT DECISION**  
**DATE OF DECISION:** June 24, 2026

**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 132  
**LANDOWNER(S):** 2367658 ALBERTA LTD  
**APPLICANT(S):** COMTECH DESIGN – LAYNE MARTIN ON BEHALF OF DUNAMIS MUAY THAI BOXING OKOTOKS  
**PROPOSAL DESCRIPTION:** RECREATION, INDOOR  
**LEGAL DESCRIPTION:** PTN. NW 13-20-29 W4M; PLAN 1512050, Unit 6

**LOCATION:** This subject unit, consisting of 285.5 sq. m (3,073 sq. ft.), is located within the condominium building that is situated on the northeast corner of the intersection of 393<sup>rd</sup> Loop and 393<sup>rd</sup> Avenue east, within the Warner Business Park.



**INTENT OF APPLICATION:**

The applicant is requesting approval for the use of Unit 6 and exclusive use of outdoor yard space (E-6) within the 16 bay building and associated development on this Business Park District property. The indoor unit is identified to include a 3,088 sq. ft. area that is to be used to accommodate Dunamis Muay Thai & Boxing with an entry area, workout area and a boxing ring for recreational purposes.

Standard hours of operation are to be Monday to Thursday 5:30pm-8:30pm and Saturdays 12:00pm-1:00pm. The application notes that there will be 2 staff on site and capacity of 10 people at a time.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Recreation, Indoor at Ptn. NW 13-20-29 W4M; Plan 1512050, Unit 6 has been considered by the Development Officer and is **APPROVED** subject to the following:

**APPROVAL DESCRIPTION:**

This approval allows for the use and development of Bay 24 within the 16:

- Recreation, Indoor for operation of Dunamis Muay Thai & Boxing
- Up to three (3) Full Time employees including the business owner;
- Capacity of 10 occupants on site at any given time
- Hours of Operation: Monday to Thursday 5:30pm-8:30pm and Saturdays 12:00pm-1:00pm

**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. 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. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to occupancy. Authorization for occupancy of the bay shall not be granted until such time that required safeties and functionality are illustrated to have been met;
3. The applicant is required to complete 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 provide an emergency response plan for review and acceptance by the Foothills Fire Department and municipal emergency services;
5. The applicant is required to maintain an annual Business License with Foothills County;
6. 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 sole responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements.*

1. This application wholly replaces any development permit approvals previously provided for Unit 6;
2. This approval is for the development and use of Unit 6 in the multi-bay facility, under Plan 1512050; NW 13-20-29 W4M. A main floor, identified to have an area totaling 3,073 sq. ft. is to include minor interior development that will support the operations of Dunamis Muay Thai & Boxing. **Addition to, or revision to the uses approved herein and as included within the application for permit may occur only upon obtaining appropriate municipal approvals;**
3. The applicant shall develop and maintain the unit and associated outdoor yard space in accordance with the conditions of approval under development permit 13D 096, and as per this application for development and those conditions contained herein;
4. Use of the exclusive use yards, E-6 for the purposes of outdoor storage has NOT been considered under this application. Development of these outdoor compounds shall only be in support of parking for the development approved herein. The applicant is required to ensure that appropriate parking facilities are in place (ie: gates removed, stalls demarcated and signed), prior to occupancy of the units;
5. The applicant shall obtain all necessary building and/or safety code permits and inspections applicable to use and occupancy of the units. It is the responsibility of the applicant to comply with the requirements of the Alberta Building, Plumbing, Electrical and Fire Codes at all times, including but not limited to requirements for waterclosets and any required ventilation. Prior to installation, layout of the interior development, identifying maintained exit paths and travel distances to exits, shall be submitted for review by the Municipal Safety Codes Officer;
6. The development must meet the requirements of all applicable Federal and / or Provincial Acts, regulations and / or guidelines;
7. It is the responsibility of the applicant to ensure that all loading areas and laneways are free of all debris, materials and/or equipment and that emergency access lanes remain unobstructed at all times;
8. The common areas designated for parking under the approved plan are to be observed at all times. Parking shall at all times be contained within the boundaries of the defined exclusive use area(s). Use of designated parking stalls for the long term storage of any vehicle or equipment is not permitted;
9. 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 multi-bay facility exceeded may be subject to billing surcharges;
10. Design and installations relating to water use, fixtures and appliances installed shall comply with requirements as are identified within the Highway 2A Industrial Area Structure Plan and its associated Design Guidelines;
11. On site address and identification signage is approved under this permit. Complete details respecting mounting location, construction and design for any signage other than the established common street side fascia signage for this condominium complex, shall be submitted to the development office for review and approval prior to installation;
12. There shall be no long term storage of refuse material on the property, nor burning of waste materials. The applicant shall ensure that any independent storage of refuse or recycling materials, and/or containers for this purpose, are located and concealed within the principal building(s) or within the exclusive outdoor yard space and is responsible to ensure the disposal of the same at an approved disposal or recycling facility;
13. Exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the M.D. of Foothills Dark Sky Bylaw;
14. issuance of a development permit by the municipality does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws or requirements, nor excuse violation of any provincial or federal regulation of act which may affect use of the land;
15. the applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by the Municipal District with respect to the development approved on 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 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. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



# Notice of Appeal

**Subdivision and Development Appeal Board (SDAB)**  
**Foothills County** [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

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

**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)

<b>Development Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Development Permit #</u>  Date of Decision: (Y/M/D) _____	<b>Subdivision Authority Decision</b> <input type="checkbox"/> Approval <input type="checkbox"/> Conditions of Approval <input type="checkbox"/> Refusal <u>Subdivision Application #</u>  Date of Decision: (Y/M/D) _____	<b>Decision of Enforcement Services</b> <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.


**TURN OVER AND COMPLETE REVERSE SIDE**



## 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](mailto:appeals@FoothillsCountyAB.ca)