



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: May 19, 2026

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

APPLICATION FILE NUMBER: 26D 068

LANDOWNER(S): LORCAN DE BARRA & BRIANNE WEBB

PROPOSAL DESCRIPTION: OVERSIZED ACCESSORY BUILDING

LEGAL DESCRIPTION: PLAN 1153P, BLOCK 1, LOT 1-12; PTN. SW 36-21-1 W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 0.9 acre Residential Community District parcel, located adjacent to and north of Macleod Trail, 460 m east of 16 St W, 420 m north of 258 Ave W and within the Hamlet of DeWinton.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of an Oversized Accessory Building on the subject parcel. The land currently contains an Dwelling with covered porch. The application proposes removing the existing covered porch and adding a covered deck, mudroom, attached covered Carport and new asphalt driveway. It further proposed an Oversized Accessory Building, proposed to be 148.64 sq m (1,600 sq ft).

The Land Use Bylaw 60/2014 allows for a maximum of two (2) accessory buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq ft) accessory to the residence, on parcels up to 1 acre in size.

As the proposed structure is greater than what is permitted on a property of this size, an application for development permit must be considered by the Development Authority. The applicants are seeking an overage of 106.84 sq m (1,150 sq ft), or 256% over the maximum.

Oversized Accessory Building is a Discretionary Use under the Residential Community 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 Oversized Accessory Building, on the subject parcel being a portion of PLAN 1153P, BLOCK 1, LOT 1-12; PTN. SW 36-21-1 W5M has been considered by the Development Officer and is **REFUSED**.

REFUSAL DESCRIPTION:

The proposed accessory building exceeds the maximum permitted area under Section 4.2.1.7.A of the Land Use Bylaw by more than three times. This greatly exceeds the size of accessory buildings that would typically be supported by a Development Officer.

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