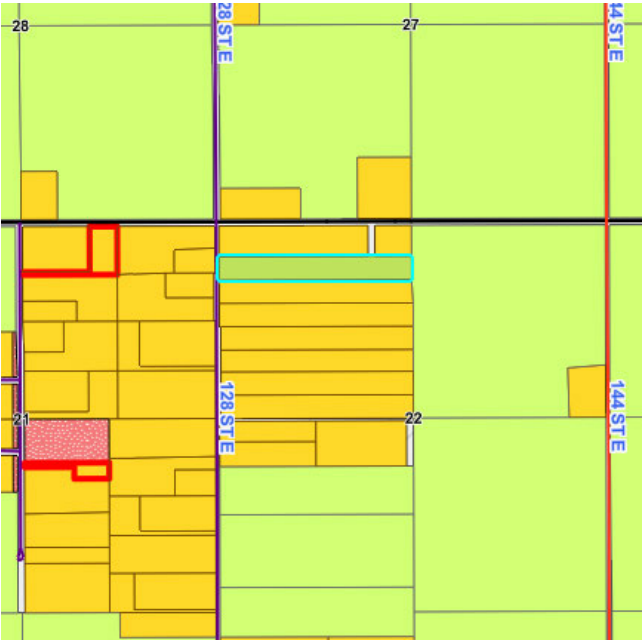


Land Use Map



- Land Use Districts**
- NA - Not Applicable
 - A- Agricultural
 - AA- Agricultural Sub A
 - AB- Agriculture Business
 - BP- Business Park
 - CMC- Community Commercial
 - HC- Highway Commercial
 - RB- Rural Business
 - CR- Country Residential
 - CRA- Country Residential Sub A
 - CERA- Country Estate Residential Sub Dist A
 - DC - Direct Control
 - EPA- Environmental Protection Sub A
 - ER- Environmental Reserve
 - EP- Environmental Protection
 - OS- Open Space
 - IE- Industrial Edge
 - INR- Natural Resource Extraction

Land Use Bylaw

Table 10.12 B: Home Based Business Type II

Home Based Business – Type II	
Development Permit	Yes, Development Permit is required.
Employees	Maximum three (3) non-resident employees working on the site.
Business visits	Maximum six (6) business visits to the site per day.
Business Vehicles on Site	Maximum three (3) business vehicles or related equipment stored outdoors on site per day on parcels under 10 acres. Maximum six (6) business vehicles or related equipment stored outdoors on site per day on parcels 10 acres in size and larger. Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening;
Storage of Business Material	No outside storage of business-related material or goods. All storage within the principal dwelling or accessory building.
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum 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.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. 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;
Business license	Yes, annual Foothills County Business license required.

HOME BASED BUSINESS TYPE II means a business or occupation conducted within a dwelling and/or accessory building(s) on a parcel on which a dwelling is located and where one or more residents of the parcel is the primary owner of the occupation or business, and the following requirements apply:

- A maximum of six (6) *Business Visits* per day.
- A maximum of three (3) non-resident employees working on the property.
- No outdoor storage of business-related materials or goods are permitted. Storage of materials or goods related to the business must be stored within the principal dwelling or accessory building.
- A maximum of three (3) business vehicles or related equipment may be stored outdoors on parcels under 10 acres in size.
- A maximum of six (6) business vehicles or related equipment may be stored outdoors on parcels 10 acres and larger.
- Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening.
- Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw.
- Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
- At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Development Authority, unduly offend or otherwise interfere with live ability or enjoyment of the neighboring properties.

all in accordance with *Section 10.12* of this bylaw.

110-259 Midpark Way SE | Phone: 403.300.2220
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

23rd September 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for a Development Permit to allow for a Home Based Business Type II as a discretionary use for a small-scale winery, and wine tasting room on the land legally described as Block 2, Plan 402LK, NW 22-20-28 W4M, consisting of ± 18.98 ac (± 7.68 ha) within Foothills County.

Landowners: Jim Love and Jaime Love

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Development Permit Application:

- A signed Development Permit application to allow for a Home Based Business Type II discretionary use;
- The Agency Agreement allowing Township Planning + Design Inc. to act as agent for the landowner;
- A credit card authorization for the DP application fees of \$500.00 (\$100.00 filing fee + \$400.00 for Home Based Business Type II);
- The abandoned well map and declaration, showing no abandoned wells on the property;
- A detailed Business Plan providing information for the proposed business operations;
- A site plan with and without air photo; and
- The Certificate of Title.

To assist the Planning Department with the evaluation of this application we offer the following additional information:

Application Overview + Site Context

This application seeks the approval of a Development Permit for a Home Based Business Type II discretionary use on the subject site. The subject site is located within Foothills County along 128 St E with close proximity to Highway 547, and approximately 9 km east of the Town of Okotoks. It is surrounded by Country Residential (CR) District parcels to the north, west and south, and an Agriculture (A) District quarter section to the east. The subject site will continue to be accessed from the existing approach off 128 St E.

The subject site has an existing residence, existing barn and shed, and an existing workshop structure. The subject site is currently zoned as Country Residential - CR District under which the Home Based Business Type II is listed as a discretionary use. Hence, we are applying for a DP to allow for a small-scale winery, and wine tasting room to be operated from the workshop building. The proposed use aligns with the definition of the Home Based Business Type II, and complies with the criteria listed under Table 10.12B of the Foothills County Land Use Bylaw.

Business Description

Hello Someday Wine has been operating as a virtual winery since 2019. The landowners bought the subject property in September 2024 with the vision of establishing a boutique winery that fits within the rural setting and surrounding community. The small-scale home-based venture is intended to be operated from the property while maintaining the country residential character of the property.

Operations Considerations

The business owners reside in the existing residence, and all the business operations will be conducted within the existing 3,360 sqft workshop building on the subject site. All business visits to the site will be restricted and made by reservation and appointment only. The maximum number of occupants in the workshop building at given time is estimated to be no more than 8-10 people. Small gatherings or private tastings may be considered on the subject site, however large-scale events like weddings are not intended as part of the current application. Additional details regarding hours of operation, visitor hours, staffing details, delivery schedules, etc. have been included in the enclosed business plan document.

The business will not store any noxious, toxic, radioactive, flammable, or explosive materials on the subject site. Only winemaking cleaning and sanitizing products, which are generally very low in toxicity, will be used and stored on the subject site. No additional noise is expected beyond normal conversation levels, with all noise generated within the enclosed workshop building. No additional dust will be generated, and vehicle traffic will be limited to 5 km/h.

Development Permit Details

The Development Permit application seeks for a small-scale winery, and wine tasting room operations to be permitted as a Home Based Business Type II use, and also includes a request to permit the following proposed changes / additions on the subject site:

- A portico structure over the proposed main entrance of the workshop building;
- A winery sign and gate at the entrance of the existing approach to the subject site;
- A new gravel parking area to accommodate up to six (6) passenger vehicles for visitors, and an overflow parking area for staff;
- A fenced-in enclosure area for garbage bins;
- Additional tree plantings for screening to the north of the existing workshop building;
- A loading zone to the south of the existing workshop building; and
- A concrete sidewalk from the proposed gravel parking area to the entrance of the workshop building.

As such, this application does not propose any new buildings on the subject site.

Servicing Considerations

The workshop building, proposed to house the winery operations, has natural gas and electricity connections, as well as water supply from the existing groundwater well and a 3,000-gallon cistern on the subject site. Approximately 2.2 cubic meter of water per month (or 26.4 cubic meter per year) is required for the winery operations, which does not compromise the groundwater well and does not exceed the annual household use of 1240 cubic meter per annum. Any grey and black water generated by the winery operations will be collected in the existing building sump and pumped to the existing septic system or removed by a vac truck. There is no land contouring or berming proposed as part of this application and as such, no additional drainage will be required on the subject site. Appropriate landscaping and screening will be provided as per County direction.

We trust the enclosed application meets the County's expectations and requirements. Please let us know if you have any questions or require any additional information.

Sincerely,
Township Planning + Design Inc.



Kristi Beunder, B.A.,M.E.Des.
RPP MCIP
Principal/Senior Planner
Urban + Regional Planning

Cc: *Jim Love and Jaime Love*



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: Kristi Beunder, RPP, MCIP - Township Planning + Design Inc.
 Email: Kristi@twppanning.com
 Applicant's Mailing Address: 110-259 Midpark Way SE, Calgary, AB T2X 1M2
 Telephone: 403.880.8921
 Legal Land Description: Plan 402LK, Block 2, Lot _____, LSD _____,
 Quarter NW, Section 22, Township 20, Range 28, West of the 4 Meridian.
 Registered Owner of Land: James Henry Love and Jaime Anne Love
 Registered Owner Mailing Address: _____
 Email: _____ Telephone: _____
 Interest of Applicant if not owner of site: Agent

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.

***Please refer to the attached cover letter and supplementary documentation.**

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) ± 18.98 ac (7.68 ha)
 Size Of Proposed Building: NA Height: _____
 Is There A Dwelling (Residence) On The Site: Yes No _____ If Yes, How Many?: One (1)
 Utilities Presently On Site: Gas, water, electricity
 Are There Sour Gas Or High Pressure Facilities On Site?: NA
 Utilities Proposed: NA
 Other Land Involved In Application: NA

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, Business Plan document outlining the rationale for the application.

Estimated Date of Commencement: Fall 2025 Estimated Date of Completion: Summer 2026

I, Kristi Beunder, RPP, MCIP - Township Planning + Design Inc.

hereby certify that I am:

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

Date: 24 September 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.

24 September 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.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 263 970 402LK;2 241 304 669

LEGAL DESCRIPTION
PLAN 402LK
BLOCK 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 7.68 HECTARES (18.98 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;20;22;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 011 326 795

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 304 669	25/11/2024	TRANSFER OF LAND	\$1,400,000	CASH & MORTGAGE

OWNERS
JAMES HENRY LOVE

AND
JAIME ANNE LOVE
BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
3705LE .	15/11/1971	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
241 304 669

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
761 056 196	06/05/1976	UTILITY RIGHT OF WAY GRANTEE - SUNSHINE GAS CO-OP LTD.

241 304 670	25/11/2024	MORTGAGE MORTGAGEE - ATB FINANCIAL. 2, 413 HIGHLANDS BLVD W LETHBRIDGE ALBERTA T1J5E8
-------------	------------	---

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF AUGUST, 2025 AT 01:37 P.M.

ORDER NUMBER: 54732092

CUSTOMER FILE NUMBER: 25-031



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).



AGENCY AGREEMENT

James and Jamie Love

authorize

Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

to provide

Planning and Design Services

for

The preparation of a site plan and Development Permit application to allow for a Home-Based Business Type II, for land legally described as NW 22-20-28 W4M 18.98 acres (7.68 ha) in Foothills County.

Client agrees that services are to be provided in accordance with the letter proposal from Township Planning + Design Inc. to the landowners dated 22 August 2025, which outlines the scope of services, deliverables, and fee basis for the project.

[Redacted signature]

James Love

[Handwritten signature]

Aug 20/25
Date

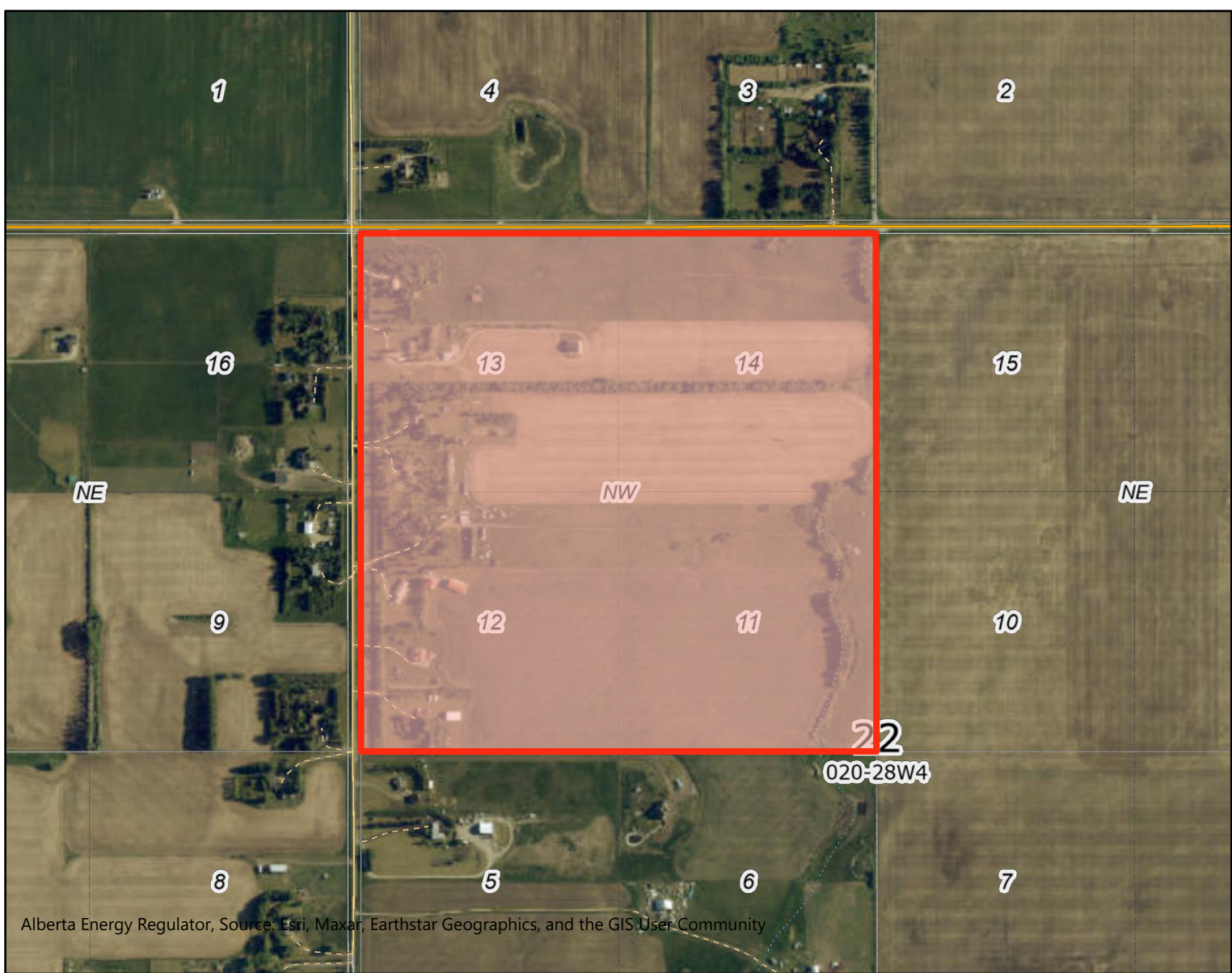
[Redacted signature]

Jamie Love

[Handwritten signature]

Aug 24/25
Date





Alberta Energy Regulator, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Abandoned Well Map

Base Data provided by: Government of Alberta

Author:

TWP

Print Date:

9/18/2025

Legend

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Abandoned Wells Revised Location Revised Location Pointer <p>Paved Road (20K)</p> <ul style="list-style-type: none"> Primary Divided Primary Divided Primary Undivided 4L Primary Undivided 4L Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Interchange Ramp Interchange Ramp Secondary Divided Secondary Undivided Secondary Undivided 4L Secondary Undivided 4L Secondary Undivided 2L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L <p>Gravel Road (20K)</p> <ul style="list-style-type: none"> Primary Undivided 2L Primary Undivided 1L Primary Undivided 1L Secondary Undivided 2L Secondary Undivided 1L Secondary Undivided 1L <p>Railway (20K Large Scale)</p> <ul style="list-style-type: none"> Single Line Double Line Multiple Line Spur Line Abandoned ATS LSD label | <p>Roads - Other</p> <ul style="list-style-type: none"> Unimproved Unclassified Truck Trail Winter Ford Winter Crossing Ferry Route <p>Lake/River (20K)</p> <ul style="list-style-type: none"> Lake or River Lake or River Reservoir Icefield Major Canal Oxbow Quarry Dugout <p>Intermittent Lake</p> <ul style="list-style-type: none"> Intermittent Lake Intermittent Oxbow <p>Sandbar / Wetland /</p> <ul style="list-style-type: none"> Sandbar | <ul style="list-style-type: none"> ATS LSD with Road ATS Quarter Section label ATS Quarter Section with ATS Section label (large ATS Section with Road ATS Township (large scale) Provincial Boundary Lake Label (20K) River Label (20K) |
|---|--|--|

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere


Scale 1:15,016



If no wells are listed on-site:

I, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of Plan 402LK Block 2 NW 22-20-28 W4M
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, 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 22 day of September, 20 25.

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, Foothills County, 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.**

HELLO SOMEDAY

BUSINESS PLAN AND DEVELOPMENT PERMIT APPLICATION



Prepared by:

TOWNSHIP
planning + design inc.

October, 2025

Purpose

Development Permit Application

Prepared by

Township Planning + Design Inc.

Prepared for

Hello Someday Wine

Project Team

Township Planning + Design Inc.

Project Contact Information

Kristi Beunder, RPP, MCIP, B.A., M.E.Des, ICD.D
Principal



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1.1 Business Summary

Hello Someday Wine has been operating as a virtual winery since 2019. The business collaborates with a winemaker based in the Okanagan to source grapes from British Columbia and Washington State, which are processed into wine at a winery located in West Bank, Kelowna, BC.

Currently, the wine is produced and bottled in Okanagan, and shipped to the Alberta Gaming, Liquor and Cannabis (AGLC) in Alberta for distribution. The company primarily markets its wine to liquor stores, restaurants, and hotels within Alberta.

The winemaking process involves several stages, including grape crushing and pressing, fermentation, clarifying and filtering, aging in steel tanks or barrels, and bottling.

1.2 Application Summary

Township Planning + Design Inc. is supporting Hello Someday Wine with the Development Permit application to facilitate a Home Based Business Type II in Foothills County, which will enable the operation of a small-scale home-based venture from their residence while preserving the property's residential character.

The subject site is ±18.98 acres in size and located in the East District of Foothills County. It is zoned as Country Residential District under the Foothills County Land Use Bylaw, which has Home Based Type II listed as a discretionary use. The property was purchased in September 2024 with the intention of establishing a boutique winery that aligns with the rural atmosphere and community of the area.



2. Business Description

2.1 Products

Hello Someday Wine currently produces two (2) white wines, one (1) rosé wine, and two (2) red wines. All products are packaged in traditional glass bottles with screwcap or cork enclosures. Some of their products include the Riesling, Pinot Gris, Syrah Rosé, Crossroads, and Syrah.

2.2 Production Volumes

Hello Someday Wine currently produces approximately 100 cases per vintage (in the Okanagan) and sell 300+ cases of wine per year. They have sold over 11,300 bottles to date. Their goal is to produce and sell approximately 500 cases of wine per year.



2.3 Distribution

The current distribution for Hello Someday Wine is as follows:

- Number of stores: 75
- Number of restaurants/hotels: 15
- Number of cities: 24

All sales product is currently distributed through the AGLC warehouse in St. Albert and is shipped to stores, restaurants, and hotels in Alberta. The future sales channels will be primarily through wholesale and direct to customer:

- Wholesale (business to business): Sales through the AGLC warehouse in St. Albert to stores, restaurants and hotels.
- Direct to consumer: onsite sales, online sales and wine club sales.



2.4 Additional Products & Services

Merchandise

Alongside their wines, Hello Someday Wine will offer a selection of branded merchandise both in the tasting room and through their website. This will include items such as wooden gift boxes, clothing and hats, and other thoughtfully designed products featuring their logo and branding.

Functions

Hello Someday Wine does not plan to host weddings at this time, as the focus is on creating a relaxed and intimate wine experience. While they may consider small gatherings or private tastings in the future, large-scale events such as wedding are not part of the current vision for the property.



3. Existing Site Conditions

3.1 Location & Context

The subject site is located within Foothills County along 128 St E with close proximity to Highway 547, and approximately 9 km east of the Town of Okotoks. It is designated as Country Residential (CR) District as per the Foothills County Land Use Bylaw.

The subject site is surrounded by Country Residential (CR) District parcels to the north, west and south, and an Agriculture (A) District quarter section to the east. Hello Someday Wine have spoken to their neighbours prior to the formal submission.

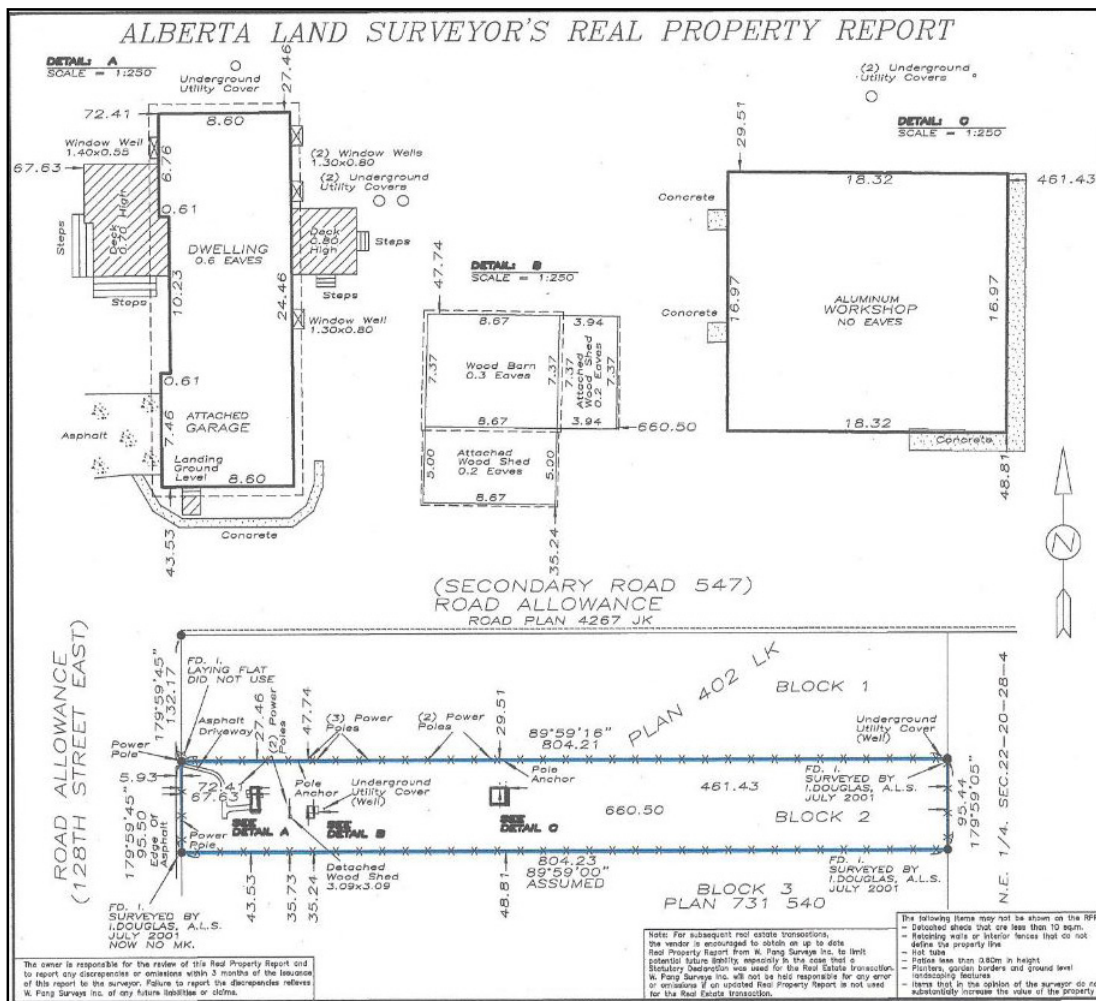


3. Existing Site Conditions

3.2 Existing Structures

The subject site has the following existing structures which are intended to remain:

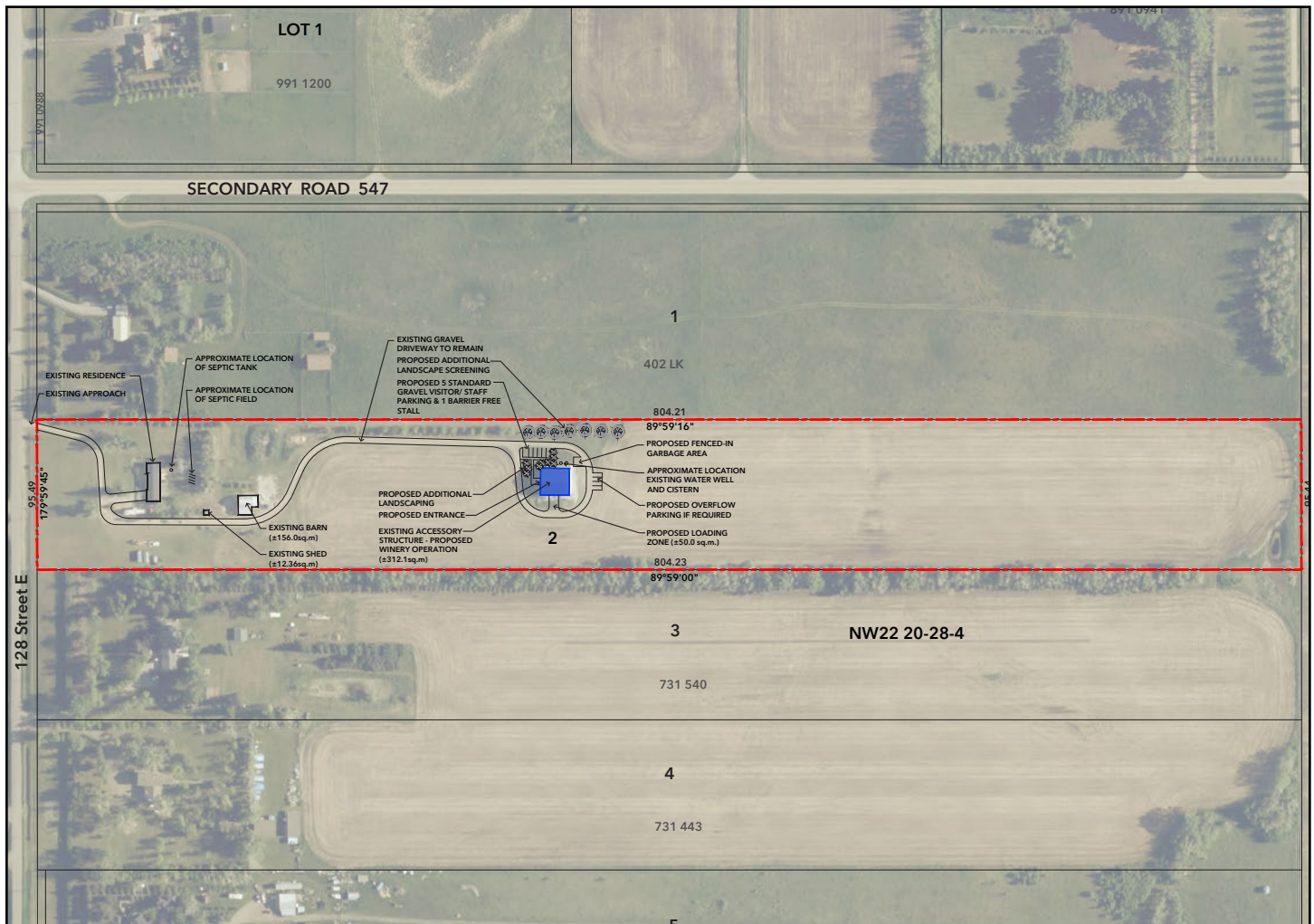
Description	Dimensions	Building Size (sqft)
Main residence including the Garage	8.60m x 24.46m	2,240 sqft
Wood Barn	12.61m x 12.37m	1,680 sqft
Workshop	18.32m x 16.97m	3,360 sqft



The existing workshop is proposed to be used for all business operations. It contains a roughed-in mezzanine which will not be developed at this point in time. The existing workshop has the following services already in place: Natural Gas (Sunshine Gas Coop), Electricity (Direct Energy), Water (on-site well and cistern).

4.1 Proposed Site Plan

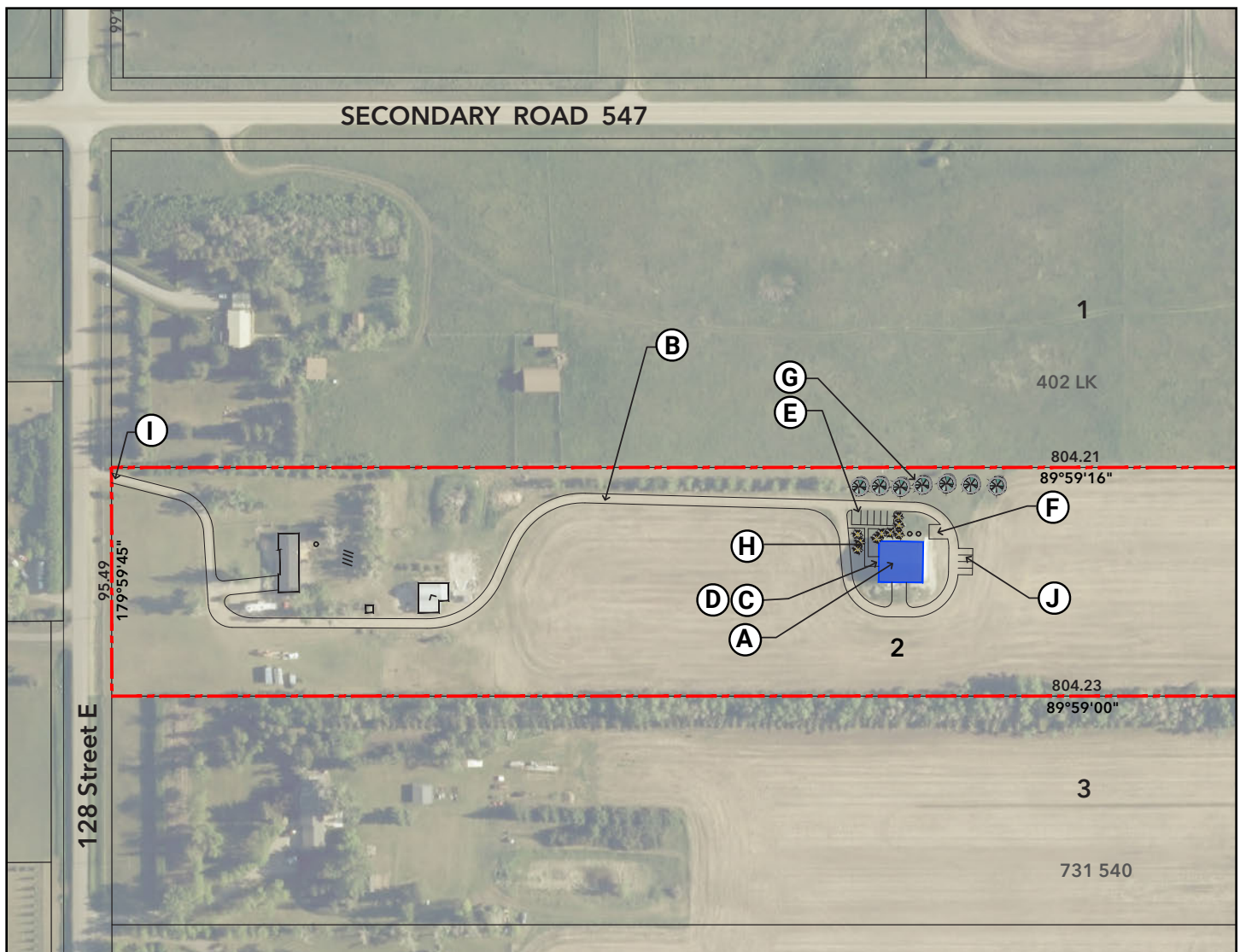
The application does not propose any new buildings or outdoor storage areas to be constructed on the subject site for the business operations.



4.2 Proposed Updates

The following updates are proposed on the subject site:

- A - Workshop (existing - no change)
- B - Road access (existing - no change)
- C - Portico over the proposed main entrance to the building (new)
- D - Winery sign (new)
- E - Proposed parking (new)
- F - Proposed garbage/septic enclosure (new)
- G - Proposed additional trees to be planted (new)
- H - Concrete sidewalk (new)
- I - Gate + Sign for Winery (new)
- J - Proposed overflow parking (if required)



4.3 Miscellaneous

Loading and Parking	<ul style="list-style-type: none"> • Gravel parking will be provided (as per the diagram) on the Northside of the building and will accommodate up to 6 parked passenger vehicles. • Loading will take place on the South side of the building through the overhead door.
Garbage and Storage Areas	<ul style="list-style-type: none"> • The garbage and storage areas will be on the North side of the building (as per the diagram). They will be fenced with screened metal mesh fencing. • Garbage, recycling, and compost will be picked up and disposed of weekly by a local disposal company.
Lot Grading and Land Contouring	<ul style="list-style-type: none"> • Lot grading and land contouring will not be required. The building has already been constructed and the land has already been appropriately sloped.
Landscaping	<ul style="list-style-type: none"> • Additional trees will be planted to the north of the building across from the proposed parking stalls. • A portico will be built over one of the existing man doors on the west side of the building.
Screening Requirements	<ul style="list-style-type: none"> • There are no screening requirements.
Irrigation Requirements	<ul style="list-style-type: none"> • There are no irrigation requirements.
Site Access	<ul style="list-style-type: none"> • Access to the building will be via the existing road to the property which is off 128 St E. • The highway that is used to access 128 St E is Highway 547 which is paved.
Sidewalks, Curbs, Gutters and Ditches	<ul style="list-style-type: none"> • A concrete sidewalk from the entrance with the portico will be poured and will extend to the edge of the parking lot. • Six concrete parking curbs will be installed for each parking stall against the north side of the building. • No gutters or ditches are required.
Proposed Signage	<ul style="list-style-type: none"> • There will be a wood sign at the entrance to the property on 128 St E and a wood sign in front of the building by the entrance. • The size of the signs will be approximately 3 feet wide by 4 feet high. • The design of the signs will include the company logo and submark.
Abandoned Well Search	<ul style="list-style-type: none"> • No abandoned wells on the property have been found using the AER Abandon well map. See additional documentation provided.

5.1 Hours of Operation

The proposed hours for visitors are as below:

Hours of Operations	April - October (Spring/Summer/Fall)	November - March (Winter)
Monday	By reservation only	By reservation only
Tuesday		
Wednesday		
Thursday		
Friday	11am -6pm	
Saturday	11am -6pm	
Sunday	11am -6pm	

5.2 Visitor Traffic

All visits to the winery will be **by reservation only**. The maximum number of occupants in the workshop at any given time on average will be 8-10 people. The estimated visitor traffic is as follows:

Average Visitors	April - October (Spring/Summer/Fall)	November - March (Winter)
Monday	By reservation only	By reservation only
Tuesday		
Wednesday		
Thursday		
Friday	11am -6pm 2-4 visitors/day	
Saturday	11am -6pm 2-4 visitors/day	
Sunday	11am -6pm 2-4 visitors/day	

- The estimated traffic for the winter season (November - March) is approximately 1-2 vehicles a week.
- The estimated traffic for the spring/summer/fall season (April - October) is approximately 2-4 vehicles a day, approximately 3 days a week.
- The type of vehicle expected would be a passenger car, SUV, pickup or van.

5.3 Employee Traffic

The estimated employee traffic and work hours are as below:

Position	Work Hours	Type of Vehicle
Crush Staff	2-3 people mid-Oct for 3-4 days. See Staffing Plan for details.	Passenger car/ SUV / pickup
Bottling Staff	2-3 people mid-Oct for 3-4 days. See Staffing Plan for details.	Passenger car/ SUV / pickup
Tasting Room Staff	1-2 people for 1-2 days for approximately 12 weeks (mid-Jun to mid-Sept). See Staffing Plan for details	Passenger car/ SUV / pickup

5.4 Delivery Traffic

The estimated delivery traffic is as below:

Type	Details	Frequency	Type of Vehicle
Outgoing shipments	To the AGLC, online delivery and wine club delivery	1x per month	3 Ton refrigerated Van
Grapes/Juice	Delivery from vineyard to winery of grapes and juice (in totes).	1x per year	3 Ton refrigerated Van
Glass bottles, barrels, and packaging materials	Delivery to winery	1x per year	Truck

6.1 Permanent Staff

The business will have the following permanent staff:

Permanent Position	Work Hours	Details
General Manager & Facility Operations	Full time, Permanent	These positions will be held by Jaime Love
Winery Operations	Part time, Permanent	This position will be held by Jim Love

6.2 Temporary Staff

The business will have the following permanent staff:

Temporary Positions	Work Hours	Number of People	Number of Hours/Day	Number of Days/Week	Total Hours
Winemaker	Part time temporary, Remote	Our current winemaker will provide consulting services for up to 3 years remotely from West Bank, Kelowna			
Crush Staff	Part time temporary, Onsite	2-3 during crush season (mid-Oct)	10 hours/day	3-4 days	30-40 hours per person annually
Bottling Staff	Part time temporary, Onsite	2-3 during bottling (mid- Apr)	10 hours/day	3-4 days	30-40 hours per person annually
Tasting Room Staff	Part time temporary, Onsite	1-2 for Spring/ Summer/Fall hours	06 hours/day	1-2 days for 10-12 weeks	6-12 hours per person per week

7.1 Hazardous Materials Management

The business will not have any noxious, toxic, radioactive, flammable, or explosive materials on site or stored on the property. The business will store winemaking cleaning and sanitizing products which are generally very low in toxicity.

7.2 Noise Management

No additional noise will be generated. Below are test results from a small winery showing noise levels just above normal conversation levels. Any noise generated will occur within the enclosed building.

Operations	L50/Leq Noise Level (dBa)	Details
Refrigeration	60 dBa	In a non shielded environment
Compressor	62 dBa	In a non shielded environment
Crush Operations	64 dBa	In a non shielded environment
Bottling	67 dBa	In a non shielded environment

7.3 Dust Management

No additional dust will be generated. Vehicle traffic will be limited to a speed control of 5 km/h.

7.4 Wastewater, Storm Water and Drainage Management

Management of wastewater and storm water is as follows:

- No drainage required as land will not be altered, and surrounding field will absorb any rainwater runoff.
- Grey and black water will be discharged through the existing septic system.
- Any winery wash water will be collected in the existing building sump and pumped out to the existing septic system or removed by a vac truck.

7.5 Water Management

The property has:

- A 3,000-gallon cistern that is supplied by an existing well.
- The water will be UV filtered and softened (to be installed in the future).
- We do not plan to have water delivered to the property.

Approximately 2,200L of water is required a month. Water is required for:

- Operating the bathroom, dishwasher, etc.
- The winemaking process to wash grapes.
- Cleaning equipment such as tanks and totes after bottling is complete.

8.1 Conclusion

With this development permit application, Hello Someday Wine seeks to own and operate a small-scale winery - a place to not only craft wine with care and passion, but also share the experience with the community. The landscape, the peaceful setting, and the sense of community in Foothills County makes it the perfect setting for the winery which will offer a welcoming space for locals and visitors to gather, connect, and enjoy the beauty of this region.

The proposed updates on site as part of the development permit application are designed to align with both the company's vision, and the County's planning framework. The operations are expected to integrate smoothly into the local context and allow Hello Someday Wine to bring an enriching experience to the area.



"Our winery will be a space for locals and visitors to connect, and inspire them to chase their dreams."

- Jim and Jaime Love, Hello Someday Wine



Prepared by:

TOWNSHIP
planning + design inc.

891 0941

LOT 1

991 1200

991 0988

SECONDARY ROAD 547

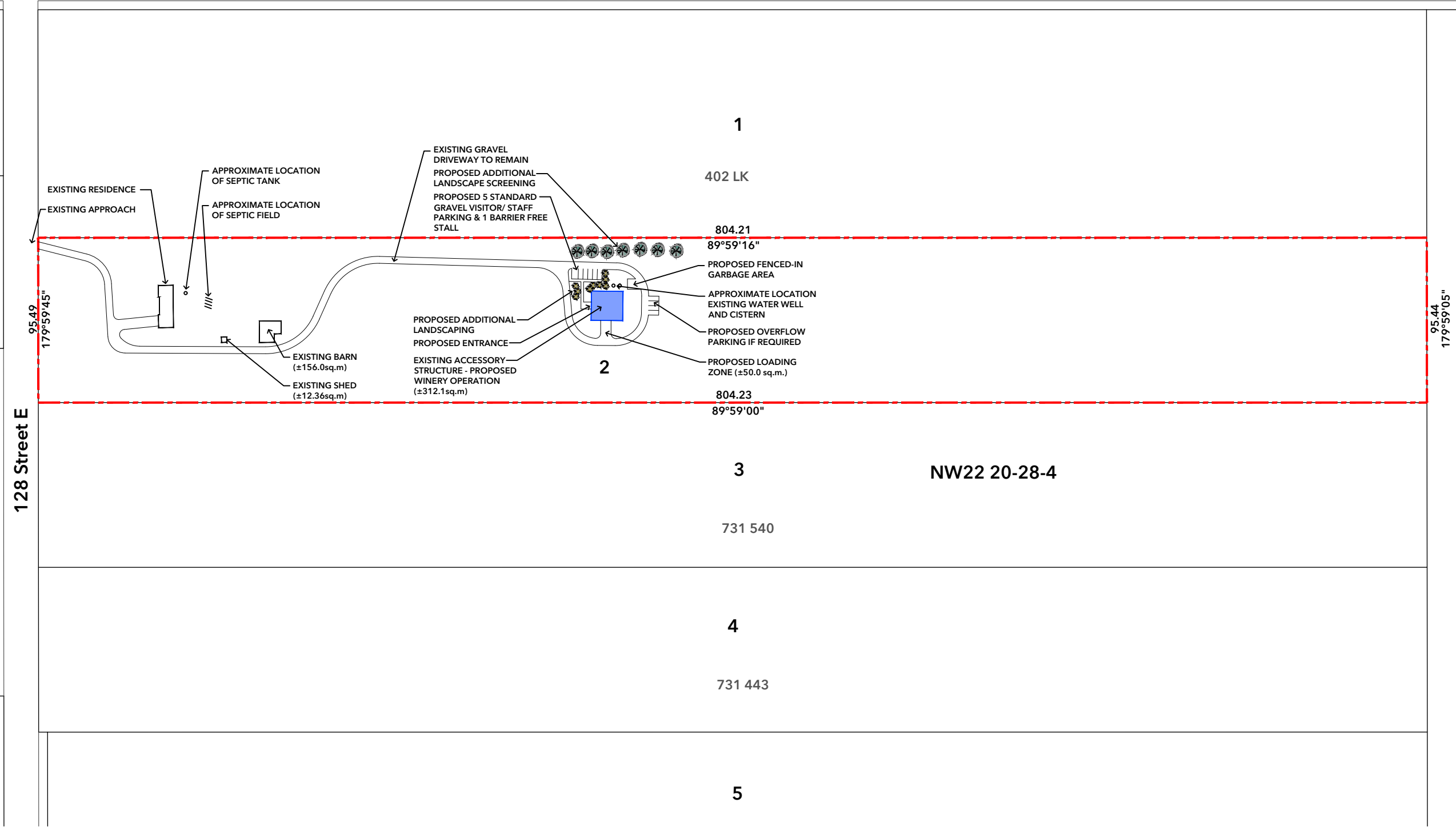
CLIENT
James & Jaime Love

PROJECT NUMBER
25-031

LEGAL ADDRESS
Block 2, Plan 401 LK
NW 22-20-28 W4M
±18.98ac (7.68ha)

DATE
September 22, 2025

GENERAL NOTES
Owner to provide signage for barrier free parking stall and the installation of parking bumpers once parking stalls are established on site



DEVELOPMENT PERMIT
Site Plan

N SCALE
1:3000

SHEET

S1
SITE PLAN

CLIENT

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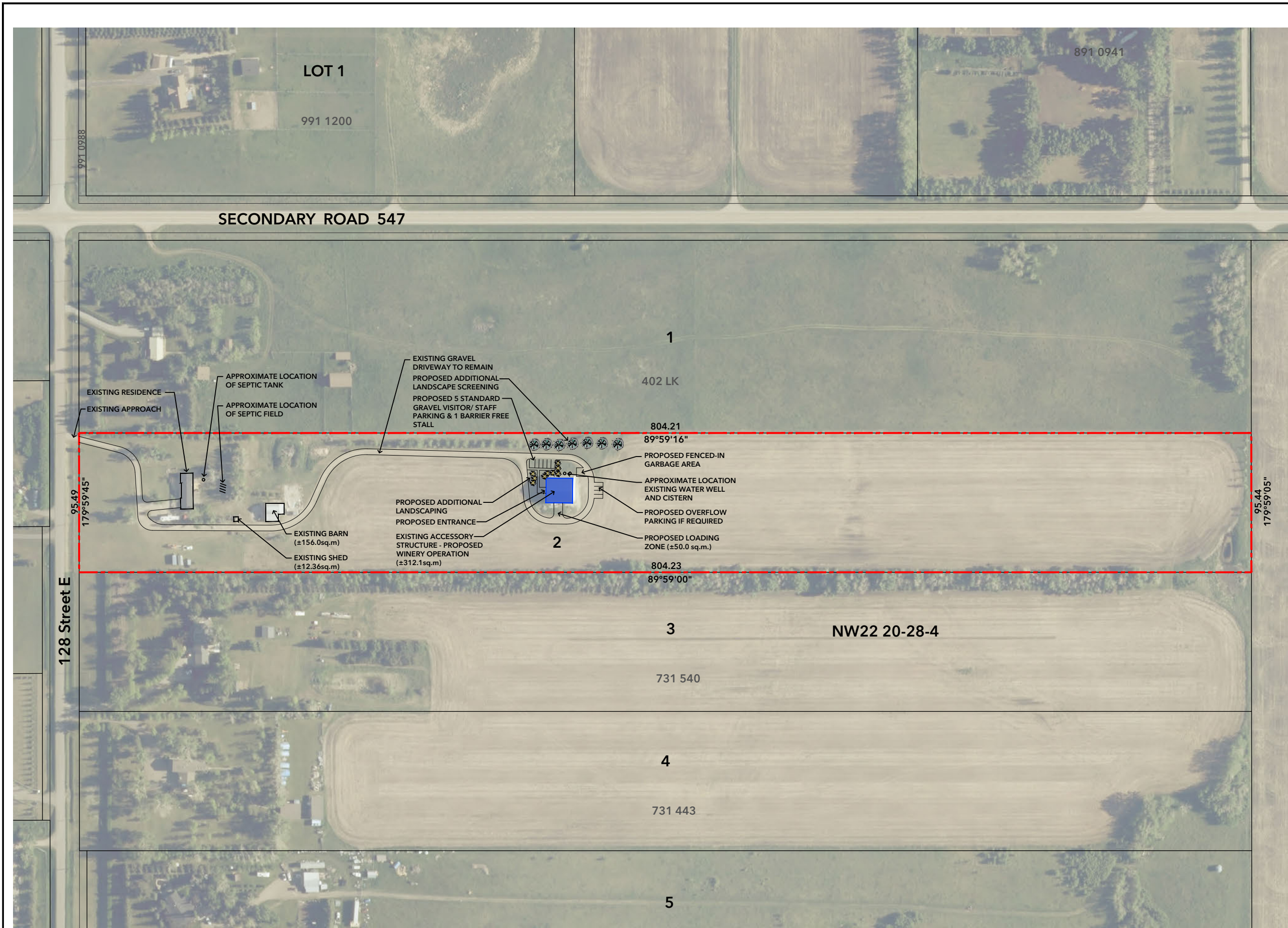
DEVELOPMENT PERMIT

Site Plan

N SCALE
1:3000

SHEET

S1
SITE PLAN





PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 011	LANDOWNER: James & Jaime Love
FILE MANAGER: Stacey Kotlar	AGENT: Township Planning + Design Inc.
CURRENT LAND USE: CR	PROPOSED LAND USE:
LEGAL DESCRIPTION: NW 22-20-28 W4; Plan 402LK, Block 2	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2028225050	
DATE REFERRED: January 22, 2026	
PROPOSAL: Home Based Business Type II	

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:

This is a wine making operation with tasting room

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

Proposed Balance

- | | | | |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| <input type="radio"/> Geotechnical Report for Slope Stability | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> High Water Table Testing for Foundation Design: | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Septic Disposal Evaluation (PSTS) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Stormwater Management Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Lot Grading/Overland Drainage Plan | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Flood Plain Report (1 in 100 years) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Overland Drainage Easement | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | |
| <input type="radio"/> Building Envelopes | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Traffic Impact Assessment (TIA) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Environmental Site Assessment (Phase 1 / Phase 2) | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |
| <input type="radio"/> Other: _____ | <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Development |

ADDITIONAL ROAD WIDENING REQUIRED:

No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

No Caveat Survey Out

Amount _____m Location of Widening Required: N E S W

Other: _____

See reverse side.....

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:

The property provides a significant area of absorbent landscaping (established grassland), which will provide sufficient infiltration of any increased runoff caused by the minimal parking/sidewalk addition.

Agree that Alberta Environment will need to be consulted regarding the proposed commercial use of the well.

ROAD REQUIREMENTS / LIMITATIONS:

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

Road comments and requirements: _____

128 Street E is banned at 90%, any hauling will need to adhere

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

Yes* No

*If Yes – Number of Pages: _____

Date Reviewed: February 20 2026

Reviewer: Patrick Antle

Signature: _____

Stacey Kotlar

From: Ala Taremi <Ala.Taremi@albertahealthservices.ca>
Sent: Tuesday, February 10, 2026 12:21 PM
To: Stacey Kotlar
Subject: RE: Circulation package for Development Permit File# 26D 011 - Please review and respond prior to February 23, 2026

You don't often get email from ala.taremi@albertahealthservices.ca. [Learn why this is important](#)

Good Afternoon Stacey,

I would like to confirm that Alberta Health Services, Environmental Public Health (AHS-EPH) has received the above-noted application. AHS-EPH understands that this application is develop a type II home-based business located at NW 22-20-28 W4M; Plan 402LK, Block 2.

AHS-EPH would like an opportunity to review and comment on building permit applications to construct any public facilities on the subject lands (e.g. food establishments). Forwarding building plans for these facilities to our department for approval before the building permit is granted helps to ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.

AHS-EPH understands that the business will be connected to a water well and cistern. AHS-EPH would like to remind the applicant that any water wells on the subject lands should be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline (AR 243/2003), which states: A person shall not locate a water well that supplies water that is intended or used for human consumption within

- a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system,
- b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit,
- c) 30 metres of a leaching cesspool,
- d) 50 metres of sewage effluent on the ground surface,
- e) 100 metres of a sewage lagoon, or
- f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96).

AHS-EPH notes that potable water will be provided by a cistern. Please note that the Alberta Public Health Act, Nuisance and General Sanitation Regulation (AR 243/2003) specifies that: The owner of a cistern that is used to hold a potable water supply intended for consumption by the public shall ensure that the cistern

- a) is maintained in a clean and sanitary condition, and
- b) is not used for any other purpose.

Bacteriological sampling of the potable water supply may be required prior to the business becoming operational as well as routinely after that. Applicants should contact AHS-EPH to speak directly with a Public Health Inspector regarding this requirement.

At this time, we do not have any concerns with the information as provided. Feel free to contact me if the application is changed in any way, or you have any questions or concerns.

Thanks,

Ala Taremi, BSc, BEH, CPHI(C)
Environmental Public Health
Safe Healthy Environments
Email: Ala.Taremi@albertahealthservices.ca
Phone: +1-587-943-2790



Environmental Public
Health

ahs.ca/eph | ahs.ca/injuryprevention | ahs.ca/suicideprevention

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From: Jessie Aldana <Jessie.Aldana@albertahealthservices.ca>
Sent: Monday, January 26, 2026 8:53 AM
To: Ala Taremi <Ala.Taremi@albertahealthservices.ca>
Subject: FW: Circulation package for Development Permit File# 26D 011 - Please review and respond prior to February 23, 2026

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Friday, January 23, 2026 2:35 PM
To: CAL.chr land applications <chr.landapplications@ahs.ca>; aep.epeaapprovcal@gov.ab.ca; Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; Sunshine Gas Co-op Ltd. <sungas@sunshinegascoop.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation package for Development Permit File# 26D 011 - Please review and respond prior to February 23, 2026

Caution - This email came from an external address and may contain unsafe content. Ensure you trust this sender before opening attachments or clicking any links in this message

Good afternoon,

Find attached our circulation package for Development Permit File # 26D 011. Please review and respond **prior to February 23, 2026.**

Should you have any questions or comments, please direct them to **Stacey 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

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Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 011	Highway(s):	547
Legal Land Location:	QS-NW SEC-22 TWP-020 RGE-28 MER-4	Municipality:	Foothills County
Decision By:	Gerry Benoit	Issuing Office:	Southern Region / Calgary
Issued Date:	January 26, 2026	AT Reference #:	RPATH0069460
Description of Development:	Home Based Business Type II		



This will acknowledge receipt of your circulation regarding the above noted proposal. Alberta 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).

Alberta Transportation and Economic Corridors offers the following comment and observation with respect to the proposed development:

- The proposed development will require a Highway Roadside Development Application and subsequent development permit from the department. Information for the applicant is available on Alberta Transportation and Economic Corridors website at the following website link:
<https://www.alberta.ca/roadside-development-permits.aspx>

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



Issued by **Gerry Benoit, Development & Planning Tech**, on January 26, 2026, on behalf of the Minister of Transportation and Economic Corridors.