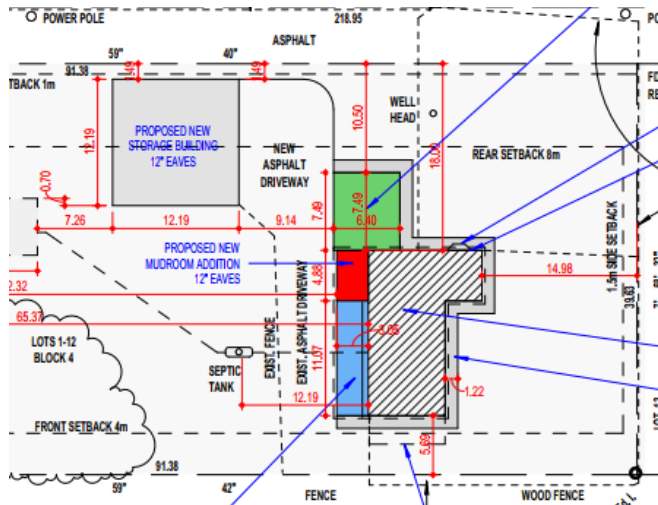


Land Use Districts

- 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
- FPJ - Federal/ Provincial District
- GI - General Industry
- HMI - Hamlet Industry
- LIID - Low Intensity Industry District



Building Calculation:

Carport 48 sq.m. (516.67 sq. ft.)

Considered attached garage

New Accessory Building

148.64 sq. m. (1,600 sq. ft.)

Considered Accessory Building

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:

- a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.) on Agricultural zoned properties; or
- b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.

excluding any lands designated Sub-district "A", Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.

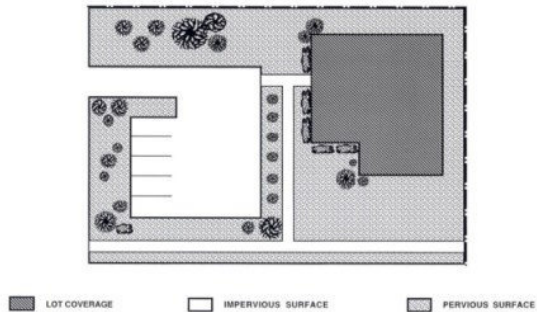
5.5 DISCRETION

5.5.1 A Development Authority may approve a discretionary use provided that it can be demonstrated by information provided by the applicant, that the proposed development:

- f. Is appropriate having regard for geotechnical considerations such as flooding and slope stability.

LOT COVERAGE means the area of a lot which a building or group of buildings with their accessory buildings and impervious surfaces cover.

Figure 2.5A



Lot Coverage:

Existing Asphalt Driveway	468.13 sq.m.	Property Size	3621.39 sq. m.
Existing House	135.45 sq.m.	Lot Coverage	907.89 sq. m.
Proposed Additions	96.58 sq. m.	-----	
Proposed Accessory Build	148.64 sq. m.		25.07 % Lot Coverage
Proposed additional driveway	59.09 sq. m.		

Total Lot Coverage	907.89 sq. m.		

Suggested Conditions for this property:

1. High Water Table Testing for Foundation Design by an approved professional to the satisfaction of the Public Works Department;
2. Stormwater Management Plan to be provided by an approved professional to the satisfaction of the Public Works Department;
3. Lot Grading/Overland Drainage Plan to be provided by an approved professional to the satisfaction of the Public Works Department;
4. Septic Evaluation/Septic Setbacks to be provided by an approved professional to the satisfaction of the Public Works Department;
5. Removal of the existing parking pad that encroaches into the Foothills County laneway allowance;
6. Providing a variance for the oversized accessory building exhausts the area of accessory buildings on a property of this size. As such, absolutely no additional accessory buildings or additional garage space is permitted on the subject property without first obtaining the necessary approvals through Foothills County. This includes any structure with a roof; such as, any tent, shelter, lean-to, shed, greenhouse, and/or any buildings with temporary foundations;

Typical Conditions one might expect on an Oversized Accessory Building Approval

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**

2. The applicants shall obtain any necessary building and safety codes permits and inspections from the County, to the discretion of the Safety Codes Officer. The development is required to illustrate compliance with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times.

3. The applicants shall provide written notification to the Development Authority upon commencement and completion of the Development, as approved herein;

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. No additional uses/development has been considered under this application. Additions to, or revisions to the development approved herein may occur only upon obtaining appropriate municipal approvals;

2. Development and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;

4. The proposed accessory building shall not exceed the maximum height of 10.67 meters (35 ft.), which is the maximum permitted within the County Residential Land Use District;

5. No portion of the oversized accessory building shall be used for the purpose of any business-related uses, nor shall any portion be used as a Secondary Suite without first obtaining the necessary approvals from the Foothills County;

6. No topsoil shall be removed from the subject lands. When relocating or placing materials and conducting development on the land, the applicant shall ensure that measures are taken to contain those materials and mitigate effects with respect to dust, erosion, and runoff. Natural drainage of the parcel must be maintained. Alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;

7. If materials are to be brought onto the property (i.e. clay, fill, soils, etc.), the applicants must ensure a road use agreement, or a waiver of such requirement, is obtained from the Municipal Public Works Department;

8. Emergency address signage shall be installed and maintained, to the satisfaction of the County's GIS Department;

9. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;

10. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;

11. 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;

12. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit;

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.

2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.

3. 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.

4. 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.



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: Lorcan De Barra

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

Legal Land Description: Plan 1153P, Block 1, Lot 1 to 12, LSD 6, Quarter SW, Section 36, Township 21, Range 1, West of the 5 Meridian.

Registered Owner of Land: Brianne Webb & Lorcan De Barra

Registered Owner Mailing Address: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

Interest of Applicant if not owner of site: N/a

PART 2 PROPOSED DEVELOPMENT

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

The proposed development is the addition of an accessory building to the existing property detailed above. The development permit is required as the proposed accessory building exceeds the the allowed 1,200 square foot allowance for this size property with in the Residential Community District.

The proposed accessory building is 1,600 square foot and 15 foot high. We have taken into account with our design the astheics of the building, its location on the property to ensure we maintain required set backs and any impacts the building may have on neighboring properties.

The accessory building will be used for vehicle storage and other items belonging to the owners.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 0.895 Acres

Size Of Proposed Building: 1'600 Square Feet Height: 15 Feet

Is There A Dwelling (Residence) On The Site: Yes No If Yes, How Many? 1

Utilities Presently On Site: Atco Gas & Fortis Electric.

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

Utilities Proposed: None

Other Land Involved In Application: None

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

PART 4 DEVELOPMENT

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

Site Plan, Abandoned Wells AER, Additional Information, Concept Drawings, Land Title, Provincial Hwy Distance, Subject Parcel

Estimated Date of Commencement: April 1st 2026 Estimated Date of Completion: Dec 30th 2026

I, Lorcan De Barra & Brienne Webb

hereby certify that I am:

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

Date: Jan 3rd 2026

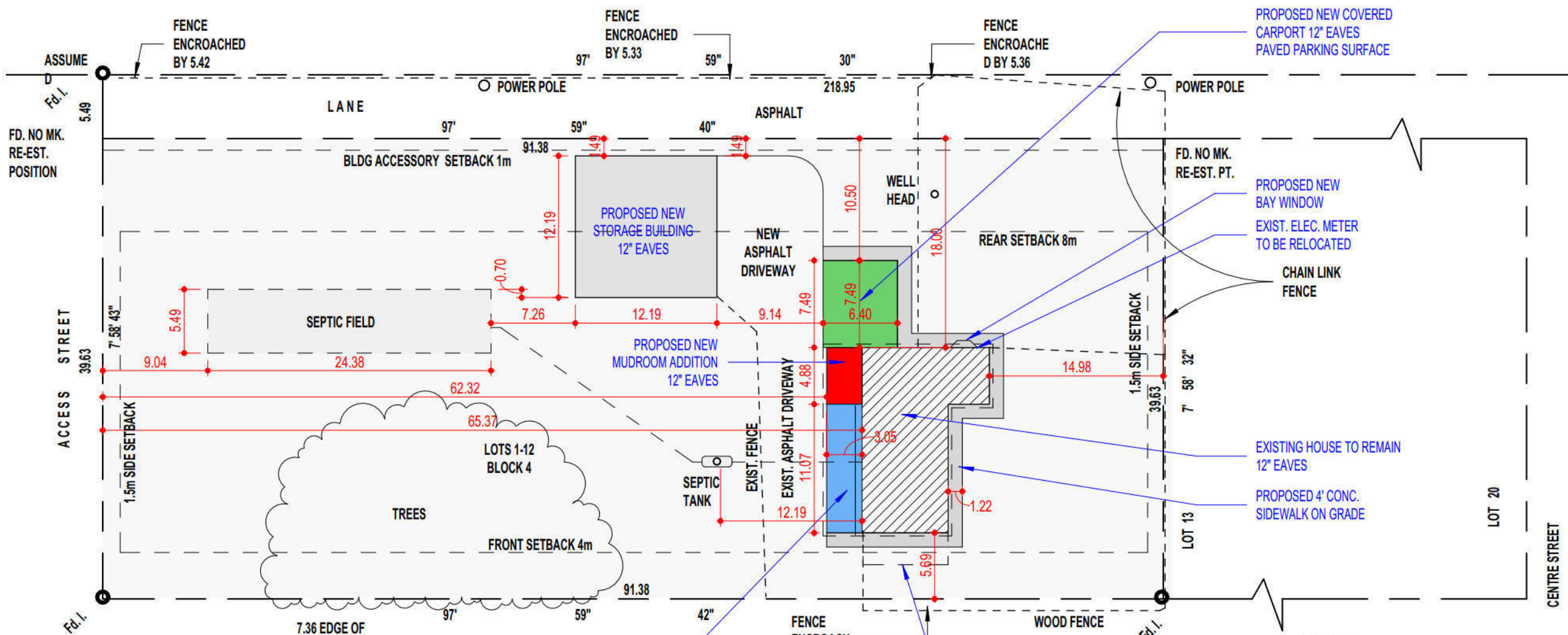
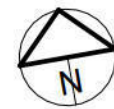
RIGHT OF ENTRY

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.

Jan 5rd 2026

Date

Signature of Owner or Authorized Agent



SW 1/4 SEC. 36-21-1-W5M

MacLeod Trail W

1 Site Plan
1 : 400

AREA INFORMATION	
EXISTING PROPERTY	3621.39 m2
EXISTING HOUSE	135.45 m2
PROPOSED MUDROOM ADDITION	14.86 m2
PROPOSED COVERED PORCH	33.72 m2
PROPOSED COVERED CARPORT	48.00 m2
PROPOSED STORAGE BUILDING	148.64 m2
	332.67 m2
LOT COVERAGE	10.51 %

Notes:
No abandoned oil or gas wells on site per AER viewer

PLAN: 1153 P
BLOCK: 1
LOT(S): 1 TO 12
CIVIC: [REDACTED]
LEGAL: SW 1/4 SEC 36-21-1-W5M
FOOTHILLS COUNTY, ALBERTA

Project Scope
This Development Permit application is submitted for siting and land use review only and consists of a single Site Plan drawing.

The Site Plan illustrates and confirms the following:
Existing residential dwelling to remain
Proposed accessory structures including:
New storage building (shop), Covered carport, Covered deck, Mudroom addition, Removal of existing covered porch

All existing and proposed buildings shown with dimensions
Property boundaries, lot dimensions, and legal description
Front, side, and rear yard setbacks derived from the Foothills County Land Use Bylaw

RC - Residential Community District
Hamlet location
Municipal road frontage
Front yard setback = 4.0 m
Reduced side and rear setbacks for accessory buildings per Section 9.2

Distances from buildings to all property lines clearly dimensioned
Existing and proposed access, driveway, and paved parking areas, Septic tank and septic field locations, Well head location, Fences and known encroachments as shown on the RPR, Trees and significant site features, Adjacent roads, lane, and access points, North arrow and scale

Project
De Barra Renovation and Storage Bldg.
Drawing
SITE PLAN
Scale
1 : 400

Date
Jan 5, 2026

