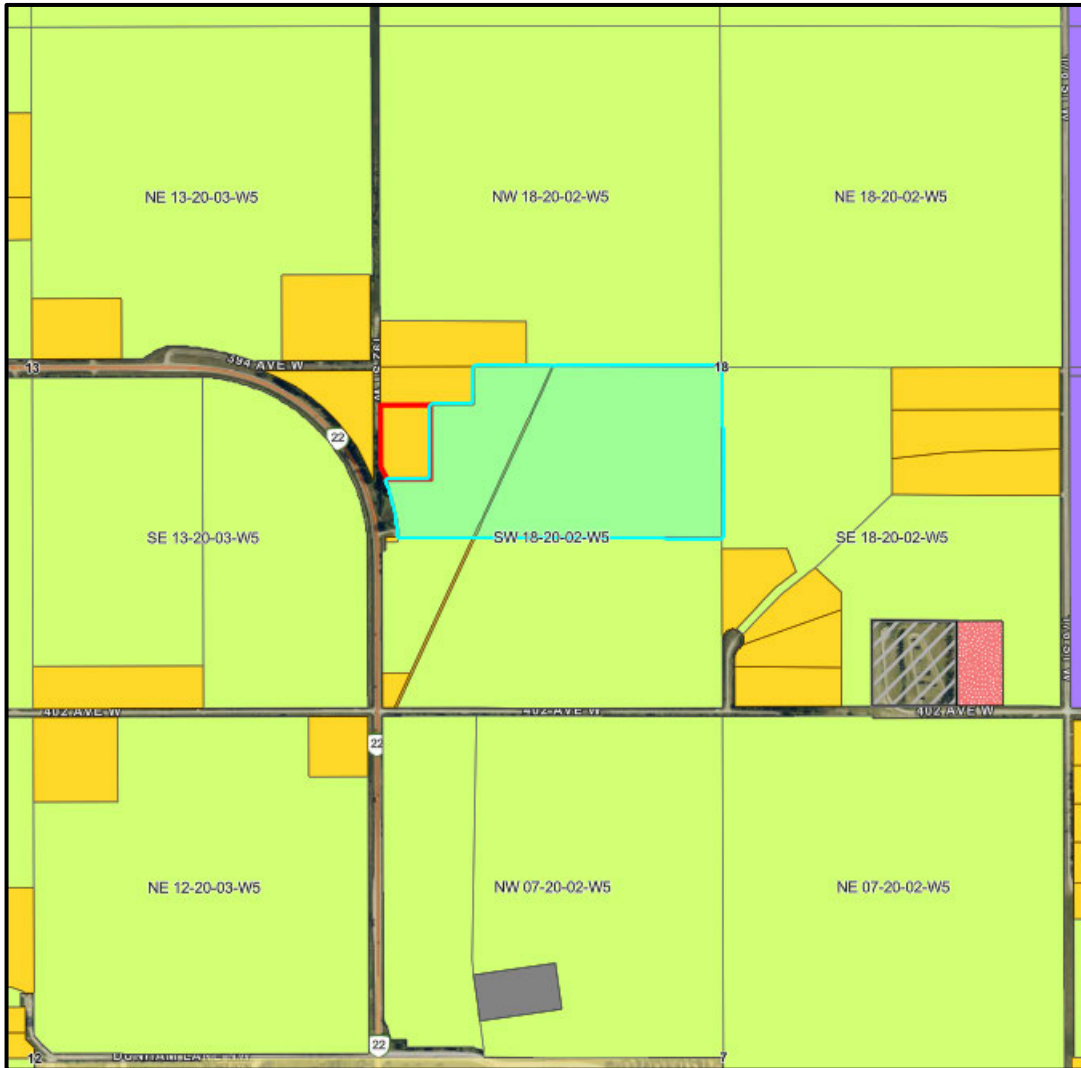


LAND USE MAP





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: \$500.00	Application No: 260078
Receipt No.: 450889	Tax Roll No: 2002182510
Date Received: Dec. 15/25	Date Deemed Complete: Feb 25/26

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: HARLEY MARIAN JOEL STAV

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: [REDACTED]

Legal Land Description: Plan 6353JK, Block E, Lot _____, LSD _____, Quarter S.W., Section 18, Township 20, Range 02, West of the 5 Meridian.

Registered Owner of Land: HARLEY MARIAN JOEL STAV

Registered Owner Mailing Address: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

Interest of Applicant if not owner of site: _____

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.

Development Permit # 220 065
 SW 18-20-02 WSM
 PLAN 6353JK BLOCK E
 RENEWAL OF TEMPORARY DWELLING
 FOR CHILDREN OF LANDOWNER

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) _____

Size Of Proposed Building: 16 x 82 Height: 16'

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

Utilities Presently On Site: POWER GAS PHONE WATER

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

Utilities Proposed: N/A

Other Land Involved In Application: N/A

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

AER ABANDONED WELL REPORT

Estimated Date of Commencement: N/A Estimated Date of Completion: N/A

I, _____ hereby certify that I am:

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

Date: Dec 15 / 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.

Dec 15 / 2025
Date


Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: Agricultural District

2. Listed as a permitted/discretionary use: 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.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: April 23rd, 2026

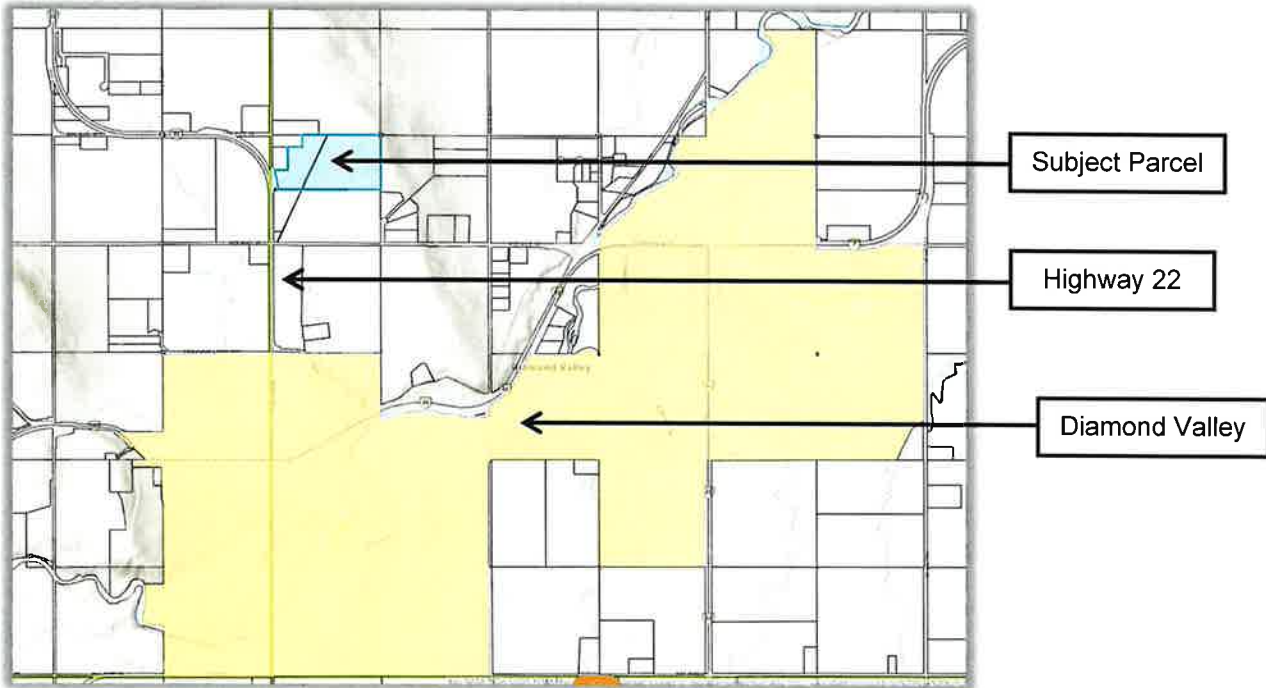
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 26D078
LANDOWNER(S)/APPLICANT(S): HARLEY, JOEL AND MARIAN STAV
PROPOSAL DESCRIPTION: DWELLING, TEMPORARY FOR CHILD OF LANDOWNER
LEGAL DESCRIPTION: PLAN 6353JK, BLOCK E, PTN: SW 18-20-02-W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 68.52 acre Agricultural District parcel, located directly east of Highway 22, one quarter mile north of 402nd Avenue West.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted for a Dwelling, Temporary for a Child of a Landowner, identified to exist approximately 200 metres east of Highway 22 and 70 metres north of the south boundary of the property, as per the applicants site plan, which has been active under renewals, intermittently, since 1987.

Section 10.10.27 of the Land Use Bylaw identifies that a development permit for a Dwelling, Temporary for Child of a Landowner, not to be placed on a permanent foundation, may be issued when it is to be occupied by the child of a landowner, for a period not to exceed 36 months, for a maximum renewal period not to exceed six (6) years. As the six year renewal period has expired the applicants are required to make a new development permit application in order to retain the Dwelling, Temporary for a Child of a Landowner.

Section 12.1.7.2 of the Agricultural Land Use District identifies that the maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite or Dwelling, Temporary.

Dwelling, Temporary for Child of a Landowner is a Discretionary Use under the Agricultural 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 Dwelling, Temporary for a Child of a Landowner, approximately located 200 metres east of Highway 22 and 70 metres north of the south boundary of the property, on the subject parcel being Plan 6353JK, Block E, PTN: SW 18-20-02-W5M has been considered by the Development Officer and is **REFUSED** for the following reason:

REFUSAL DESCRIPTION:

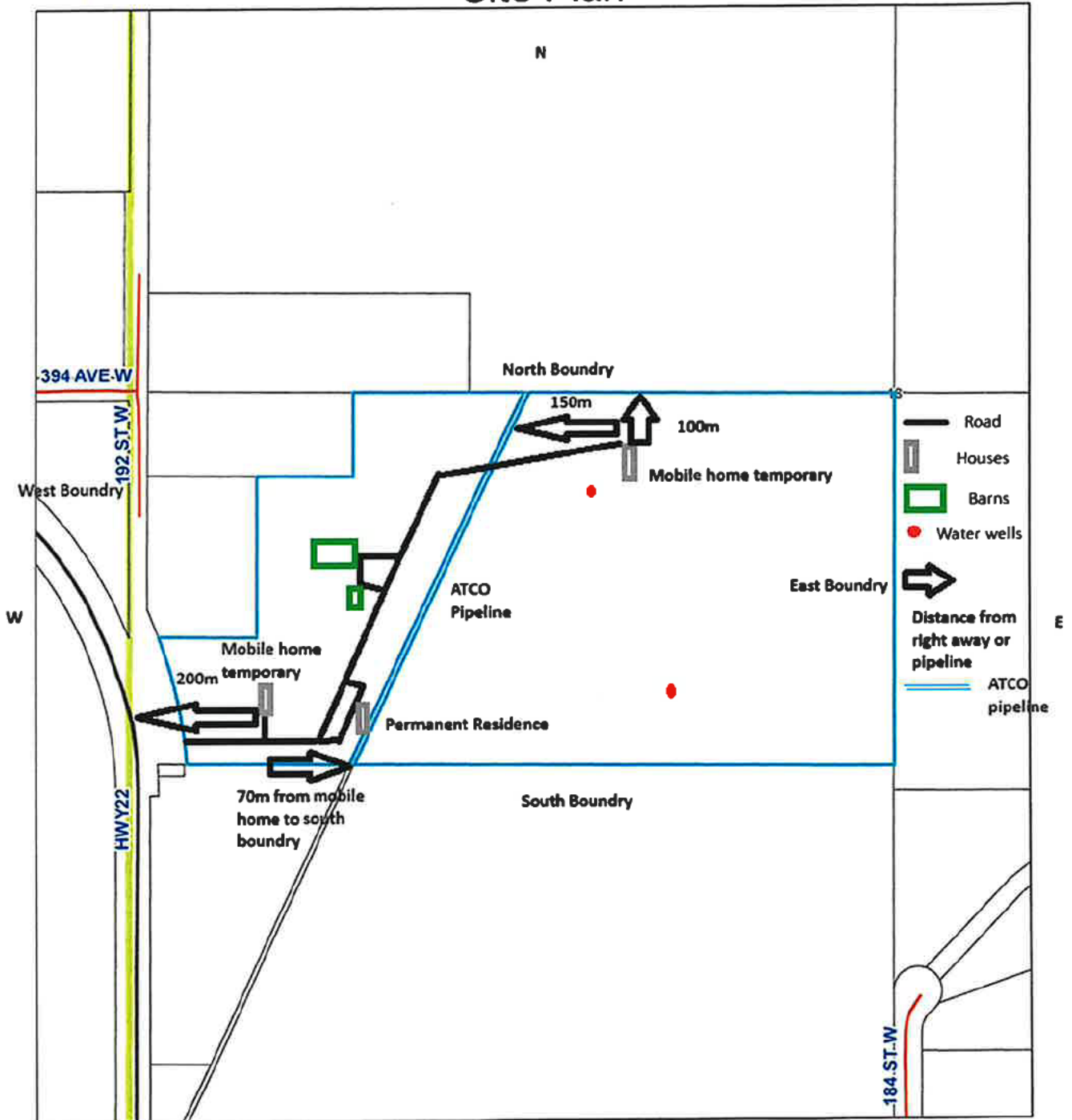
Section 12.1.7.2 of the Agricultural Land Use District identifies that the maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite or Dwelling, Temporary.

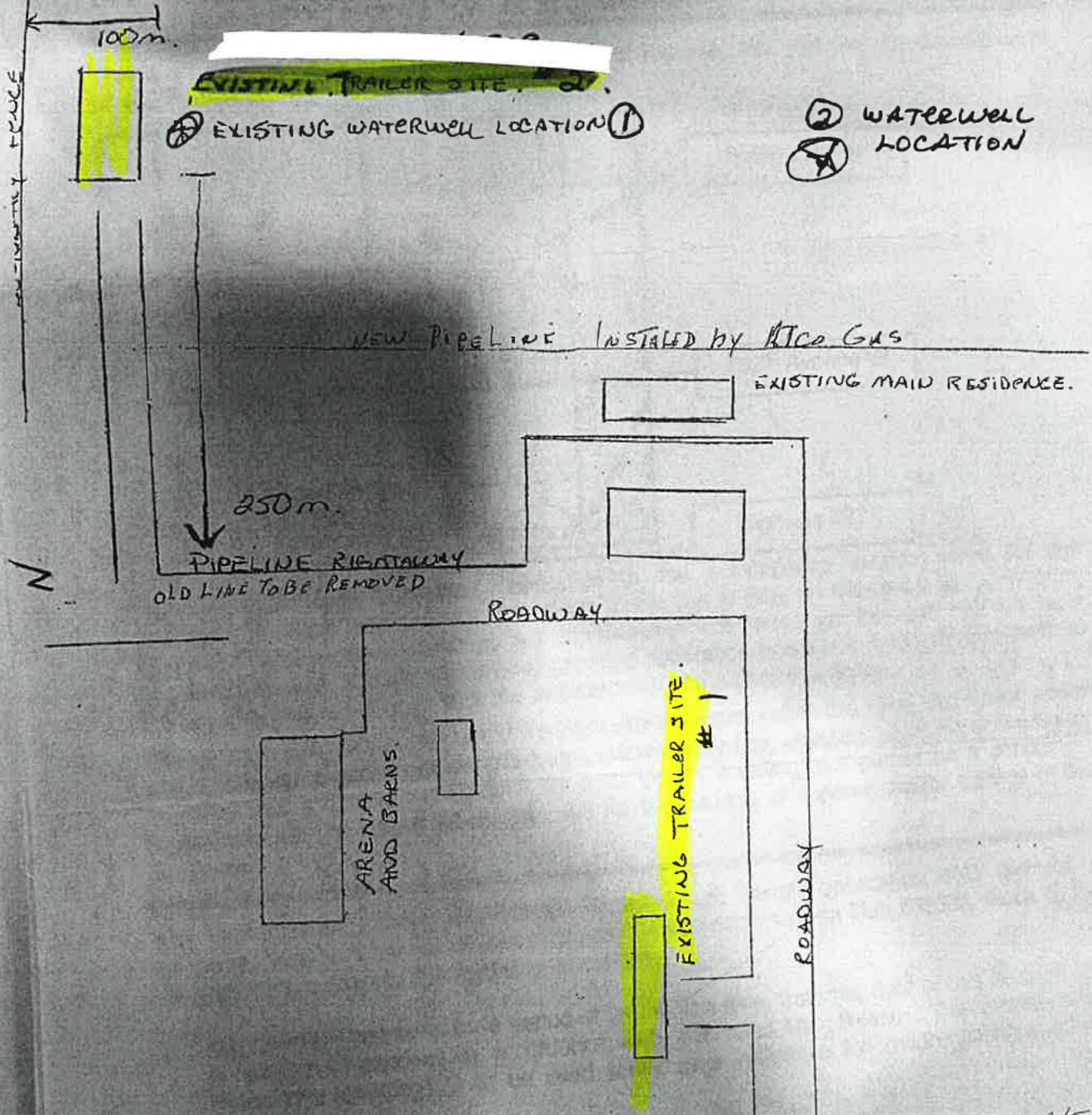
The Development Authority, as per Section 12.1.7.2 of the Agricultural District, cannot approve the development permit application for a second Dwelling, Temporary for a Child of a Landowner, as the property is under 80 acres in size, and currently contains one permanent residence and one Dwelling, Temporary for a Child of a

Landowner, as approved under Development Permit 26D079. The Development Authority, therefore, as per Section 12.1.7.2 of the Agricultural District, has refused development permit application 26D078.

As this is considered an automatic refusal, should the applicants choose to appeal, the appeal will be given further consideration by the Subdivision and Development Appeal Board.

Stav Temporary Mobile Homes Site Plan





correct July 2010 ^{Correct FEB 2015}
 correct June 27/002 ^{Correct July 20/004}
 correct Aug 20/008
 Utilities Presently On Site: Power Gas PHONE WATER.
 Facilities On Site: No
IN PLACE

5

MDF General Project



Not Survey Quality

1:3,908

Date Printed: 2022-04-07

Document Path: C:\PI\Projects\MDF_018.mxd

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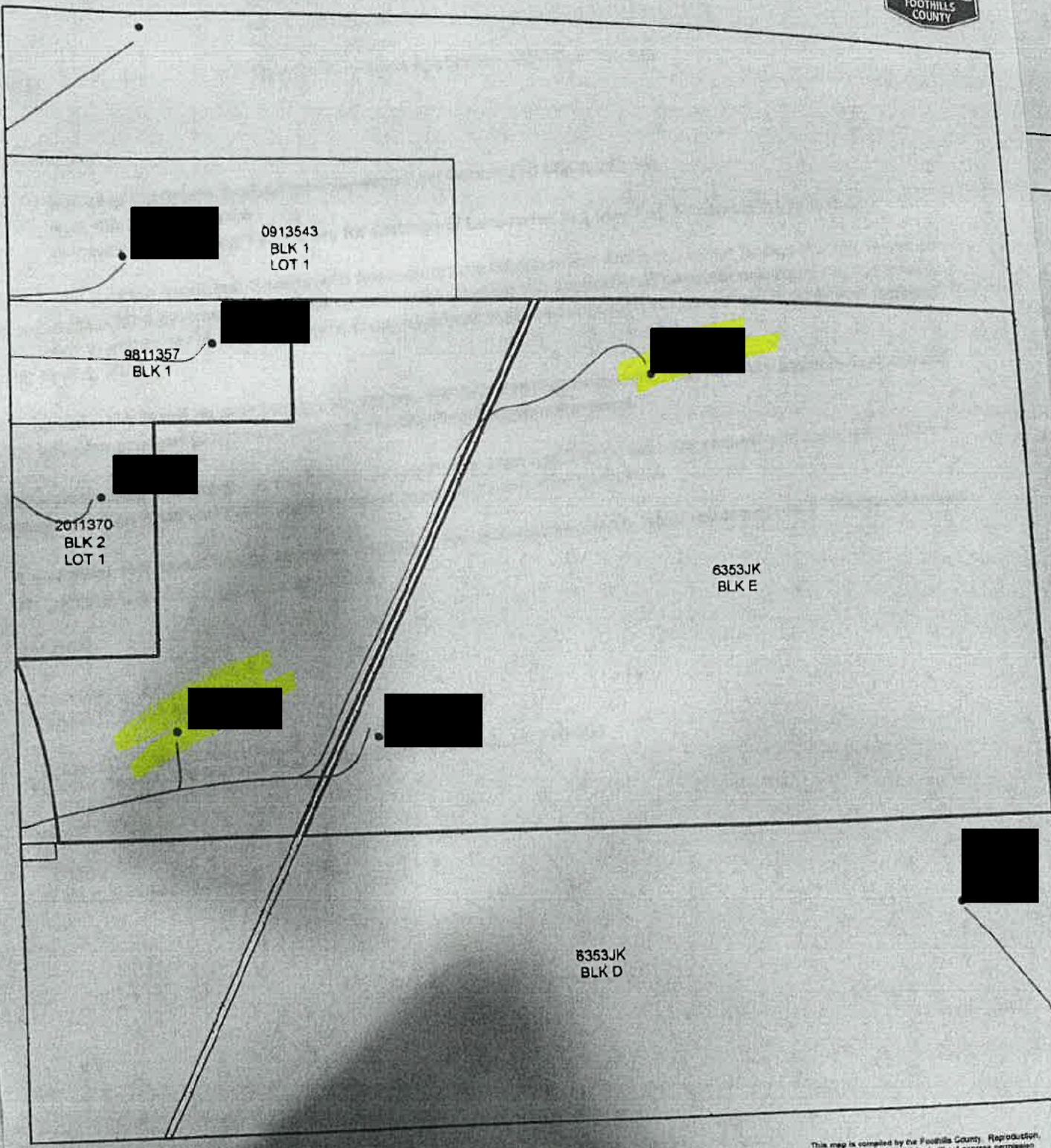
Data Sources include Municipal Records and Aerials.
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NAVIC
NOM

SW 18-20-02 W5N

D
E
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MDF General Project



Legend
Townships
Parcels

Not Survey Quality

1:3,908

Date Printed: 2022-04-07

Document Path: C:\Projects\MDF_GIS.mxd

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Data Sources include Municipal Records and Atlas.
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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 685 518 6353JK;E 201 200 116

LEGAL DESCRIPTION

PLAN 6353JK
BLOCK E
CONTAINING 31.998 HECTARES (79.07 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
GASLINE R/W	GL48	0.223	0.55	
SUBDIVISION	9811357	2.023	5.00	
SUBDIVISION	2011370	2.024	5.00	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;2;20;18;SW
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 201 141 728 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 200 116	30/10/2020	TRANSFER OF LAND	\$1,000,000	CASH & MORT

OWNERS

MARIAN STAV

AND

HARLEY STAV

AND

JOEL STAV

ALL OF:



ALL AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
201 200 116

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
5413GT	30/11/1954	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
6353JG	29/10/1965	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - PLAINS MIDSTREAM CANADA ULC. ATTN: LAND DEPARTMENT 1400, 607-8 AVE SW CALGARY ALBERTA T2P0A7 "DATA UPDATED BY: TRANSFER OF MORT #861004529 AND 871070701" (DATA UPDATED BY: TRANSFER OF CAVEAT 921104092) (DATA UPDATED BY: TRANSFER OF CAVEAT 971378758) (DATA UPDATED BY: CHANGE OF NAME 031214960) (DATA UPDATED BY: TRANSFER OF CAVEAT 091176894)
781 059 432	21/04/1978	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
061 067 607	14/02/2006	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
071 249 016	22/05/2007	CAVEAT RE : AMENDING AGREEMENT CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 ELEVENTH AVE SW CALGARY ALBERTA T2R1L8
071 268 933	01/06/2007	DISCHARGE OF UTILITY RIGHT OF WAY 061067607 PARTIAL EXCEPT AS TO PLAN 0712308
191 041 751	28/02/2019	CAVEAT RE : ROADWAY CAVEATOR - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6
201 141 729	13/08/2020	CAVEAT RE : DEFERRED RESERVE CAVEATOR - FOOTHILLS COUNTY. BOX 5605

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
201 200 116

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

HIGH RIVER
ALBERTA T1V1M7

231 029 379 27/01/2023 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AGENT - ROB GUNN

231 348 949 10/11/2023 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$800,000

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF MARCH,
2026 AT 12:37 P.M.

ORDER NUMBER: 56473246

CUSTOMER FILE NUMBER: AS_Planning



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).

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: March 5, 2026 1:48 PM
To: [REDACTED]
Cc: Theresa Chipchase
Subject: Notice of Complete Application – Development Permit 26D 078

Good Afternoon,

Re: Notice of Complete Application – Development Permit 26D 078
Ptn: SW 18-20-2 W5M; Plan 6353JK, Block E
Dwelling, Temporary for Compassionate Reasons

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of March 5, 2026.

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Theresa Chipchase** at Theresa.Chipchase@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



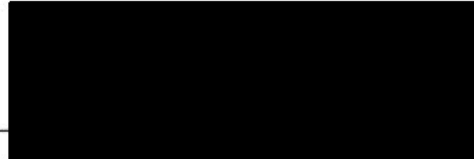
w. www.foothillscountyab.ca

If no wells are listed on-site:

I, HARLEY MARIAN JOEL STAV being the registered
Owner(s) or agent acting on behalf of the registered owner(s)

of S.W 18-20 -02 - 45M PLAN 6353JK BLOCK 1E
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, the M.D. of Foothills, 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 15th day of December, 2025.

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, the M.D. of Foothills, 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.

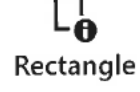


Abandoned Well Map

Getting Around

Annotate

Analysis



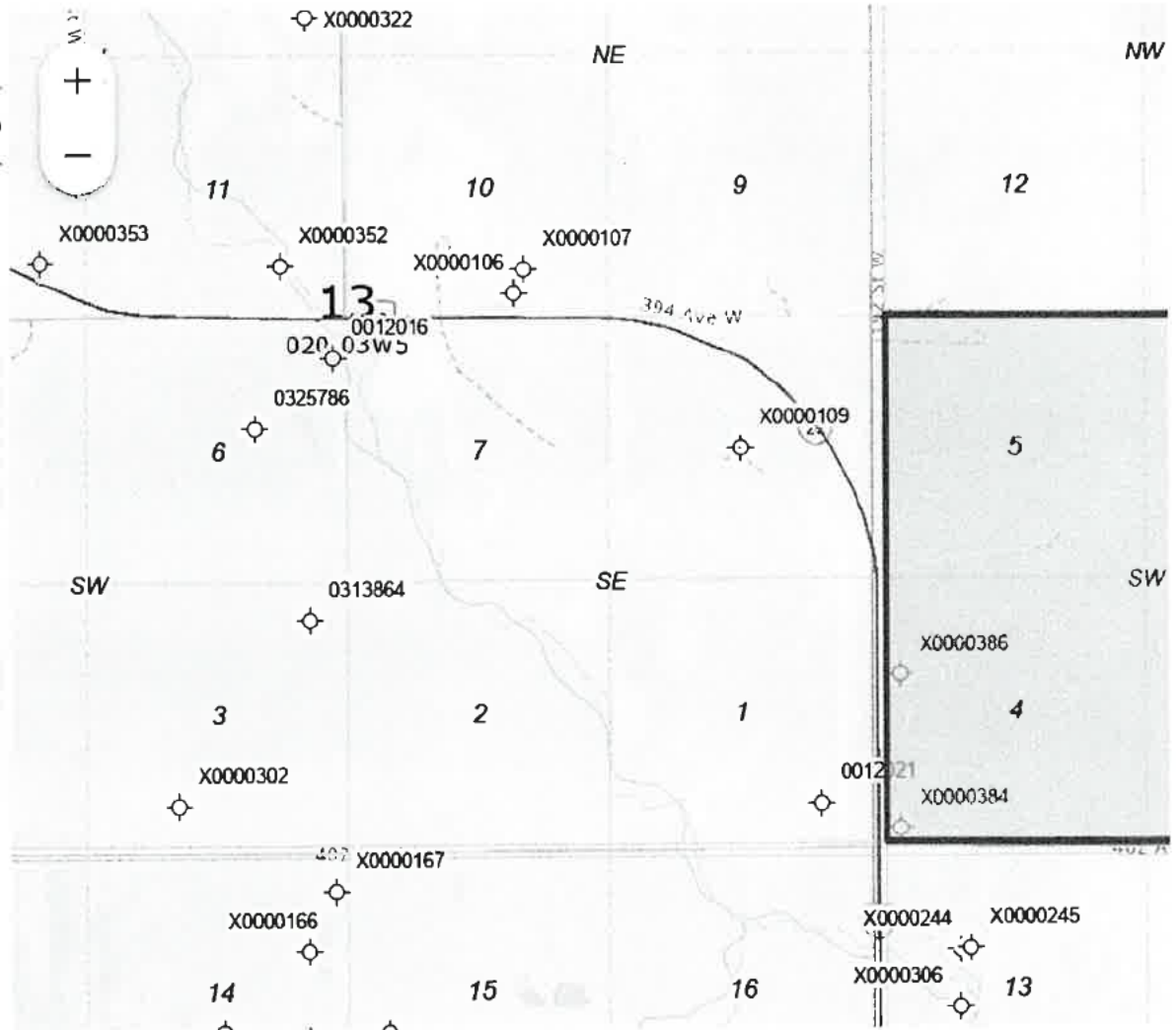
< rs Legend D

which is a grid network that divides the province into parcels of land. Enter the Legal Subdivision/Quarter Section/Half Section (LSD/QS/HS), Section (S), Township (T), Range (R) and Meridian (M) that you'd like to search for. If no section is specified, the tool will zoom to the Township. Otherwise, if LSD/QS/HS is "Any", the tool will zoom to the Section. Otherwise, the tool will zoom to the specified LSD/QS/HS.

Query

Clear

Cancel



WEB MERCATOR AUS SPHERE X: -12720041.043328 Y: 6567324.797334



Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 078 <i>refused temp mobile</i>	Highway(s):	22
Legal Land Location:	QS-SW SEC-18 TWP-020 RGE-02 MER-5	Municipality:	Foothills County
Decision By:	Andy Juma	Issuing Office:	Southern Region / Calgary
Issued Date:	April 27, 2026	AT Reference #:	RPATH0070537
Description of Development:	Dwelling, Temporary for Compassionate Reasons		



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

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.
2. This approval does not excuse violation of any other legislation, regulation, bylaw, or act, which may affect the proposed operation. This permit is issued subject to any other municipal, provincial, or federal approvals that may be required. Issuance of a permit by Transportation and Economic Corridors does not guarantee the permittee will be able to obtain other required approvals. The permit holder is responsible for obtaining any other permits or approvals from other agencies and jurisdictions as required.

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



Issued by **Andy Juma, Development and Planning Technologist**, on **April 27, 2026** on behalf of the Minister of Transportation and Economic Corridors

Foothills County Land Use Bylaw 60/2014 – Dwelling Temporary - Section 10.10.27

Foothills County Land Use Bylaw |

10.10.21 All required structural and exterior renovations to a Dwelling, Moved On are to be completed within one year of the issuance of the Development Permit.

10.10.22 Should the dwelling not be completed in accordance with the terms of the Development Permit within the required timeline, the County may use the security funds to complete the building in accordance with the conditions of the Development Permit. Any surplus funds left over upon completion, will be returned.

Dwelling, Temporary

10.10.23 A Development Permit shall be obtained for all Dwelling, Temporary in the County.

10.10.24 A Development Permit may only be issued for a Dwelling, Temporary where it is listed as a permitted or discretionary use in the applicable land use district.

10.10.25 Where a Dwelling, Temporary is a permitted use under the applicable land use district but does not meet all other provision under this bylaw, it shall be considered a discretionary use.

10.10.26 A Dwelling, Temporary shall meet all applicable Building and Safety Code requirements and be in accordance with all provisions under Section 10.10.

10.10.27 A Development Permit for a Dwelling, Temporary, not placed on a permanent foundation may be approved in accordance with Section 10.10 for a temporary period not exceeding:

- a. 36 months where it is to be used for farm help purposes whereby the temporary dwelling, is to be occupied by a person who is engaged on a full time basis for at least six months each year in an agricultural pursuit that include the parcel that is subject of the application.
- b. 36 months where it is to be used as a Dwelling, Temporary while the principal dwelling on the lot is under construction provided that either:
 - i. Construction of the principal dwelling has progressed to the stage where the basement has been enclosed; or
 - ii. Before accepting the Development Permit as complete, the applicant must submit a Letter of Credit or cash deposit, to ensure the removal of the Dwelling, Temporary.
- c. 36 months when it is used for the housing of a housekeeper/nanny, parents or children, aunts, uncles, siblings, and grandparents of the landowners.

10.10.28 An application for renewal of a temporary Development Permit shall be made prior to expiration of the temporary Development Permit and in accordance with Section 4.7 "Temporary use approvals".

10.10.29 Maximum term for renewals on Development Permits for Dwelling, Temporary shall not exceed six (6) years. Applications for Dwelling, Temporary exceeding this time shall be considered as a new application.

10.10.30 In considering a Development Permit application for any Dwelling Unit requiring a Development Permit, the Development Authority may consider factors such as:

- a. Any significant adverse impacts on the adjacent properties (for example: drainage, fire protection, access, etc.).
- b. Adequate water and wastewater services for the additional use on the site.
 - i. Where the permit constitutes more than 3 Dwelling Units per parcel, this may include confirmation of a licensed water source or a letter from Alberta Environment waiving such requirement.

Foothills County Land Use Bylaw 60/2014

12.1.7 Development Requirements – Maximum Dwelling Unit Density

Foothills County Land Use Bylaw |

- ii. That portion of a parcel remaining after approval of a re-designation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent parcel to a size of 21 acres or greater in size; or
- iii. The area in title at the time of passage of this Bylaw.
- c. Maximum Parcel size:
 - i. None.
- 12.1.6.3 Required Developable Area:
 - a. In accordance with Section 9.8 of this Bylaw.
- 12.1.6.4 Utility Servicing Criteria
 - a. Individual wells and individual wastewater disposal systems;
 - b. Communal water and communal wastewater disposal systems;
 - c. A combination of a. and b. as determined by Bylaw amending this section.

12.1.7 DEVELOPMENT REQUIREMENTS

- 12.1.7.1 Maximum Lot Coverage
 - a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than sixty (60) percent of the lot area.
- 12.1.7.2 Maximum Dwelling Unit Density
 - a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
 - b. Maximum dwelling unit density for a parcel 80 acres or larger in size is two Dwellings, Single Family and either one Dwelling, Secondary Suite, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10 on Dwellings.
- 12.1.7.3 Minimum Yard Setback Requirements
 - a. Front Yard Setbacks:
 - i. 15m (49.21 ft.) from the right of way of an internal subdivision road.
 - ii. 48m (157.48 ft.) from the centreline of a Municipal road.
 - iii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iv. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.
 - b. Side Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
 - c. Rear Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
 - d. In addition, if the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

**THE DEVELOPMENT OFFICER REFUSED DEVELOPMENT PERMIT 26D078
AND THEREFORE, DOES NOT SUPPORT A DECISION TO APPROVE THIS APPLICATION.**

However, should the Board choose to overturn the development officer's decision to refuse Development Permit 26D078 for a Second Dwelling, Temporary For A Child Of A Landowner, the following development permit conditions would typically be applied:

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 this 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 except under benefit of appropriate approvals.
2. The Dwelling, Temporary for a Child of a Landowner is approved for a period of 36 months only, from the date of the decision. The Dwelling, Temporary for a Child of a Landowner is to be used solely as a residence for the child of the landowner.

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. The applicants are advised that, as per Section 10.10 of the Land Use Bylaw 60/2014, the maximum term for renewals on Development Permits for a Dwelling, Temporary (Mobile Home) for a Child of a Landowner shall not exceed six (6) years.
2. The applicants are advised that this approval does not allow for the replacement of the Dwelling, Temporary for the Child of a Landowner. Should replacement of the Dwelling, Temporary for the Child of a Landowner be required for any reason, issuance of a new development permit would be necessary prior to placement of a new Dwelling, Temporary for the Child of a Landowner, and would be subject to and considered under the policies within the Land Use Bylaw at the time of application;
3. This approval does not permit the Dwelling, Temporary for the Child of a Landowner to be placed on a permanent foundation, nor will any permanent attachments be permitted (i.e. enclosed porch, additions, attached deck or attached garage);
4. Emergency address signage shall be installed and maintained. The installation of any farm identification signage, or directional signage shall occur only under appropriate permit/authorization from the Foothills County, and as identified within the Land Use Bylaw;
5. Upon expiration of this approval, should the applicant(s) and/or landowner(s) fail to make a new application or make a new application that is not successful, the Dwelling, Temporary for a Child of a Landowner must be removed within 60 days from the subject property in its entirety.
6. Should the Dwelling, Temporary for the Child of a Landowner no longer be utilized for its approved use as a residence for the son of the landowner, then the Dwelling, Temporary for the Child of a Landowner must be removed immediately from the parcel. Should any future

application for this use be unsuccessful, the landowners are responsible for having the Dwelling, Temporary for the Child of a Landowner removed immediately from the property. The County is not liable for any costs involved in the cessation or removal of the development at the expiration of the time period stated in this permit;

7. The Dwelling, Temporary for the Child of a Landowner shall be assessed for taxation purposes;
8. All structures shall be located 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;
9. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
10. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
11. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
12. 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;
13. 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. 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 and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, **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.