FOOTHILLS COUNTY
309 Macleod Trail, Box 5605
High River, Alberta T1V 1M7
Phone: 403-652-2341
Fax: 403-652-7880
www.FoothillsCountyAB.ca
planning@foothillscountyab.ca

June 10, 2026

Tricor Design Group
4216 - 10 Street NE
Calgary, AB, T2E 6K3

Dear Sir/Madam:

Re: Development Permit Application 25D 238
Ptn: SW 35-21-01 W5M; Plan 1711526, Block 3, Lot 13
Single Family Dwelling with an Attached Oversized Garage and Secondary Suite, Principal on a CR-A Lot

Your development permit application for the above-noted operation has been refused for the attached reasons.

Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development.

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee are to be received **no later than July 2, 2026.** There is a $100.00 charge to file an appeal.

Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed **'Notice of Development Appeal'** form and mail, drop off, email to appeals@foothillscountyab.ca or fax to 403-652-7880. We will notify you when your appeal is received.

Should you have any further questions or concerns, please contact the undersigned at the above address and telephone number.

NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED 'NOTICE OF DEVELOPMENT APPEAL' FORM

Yours truly,
FOOTHILLS COUNTY

Pierre-David Karolyi
Development Officer
Pierre-David.Karolyi @foothillscountyab.ca
(403) 603-6310

PDK/as

Encl.

DEVELOPMENT PERMIT DECISION

DATE OF DECISION: June 10, 2026

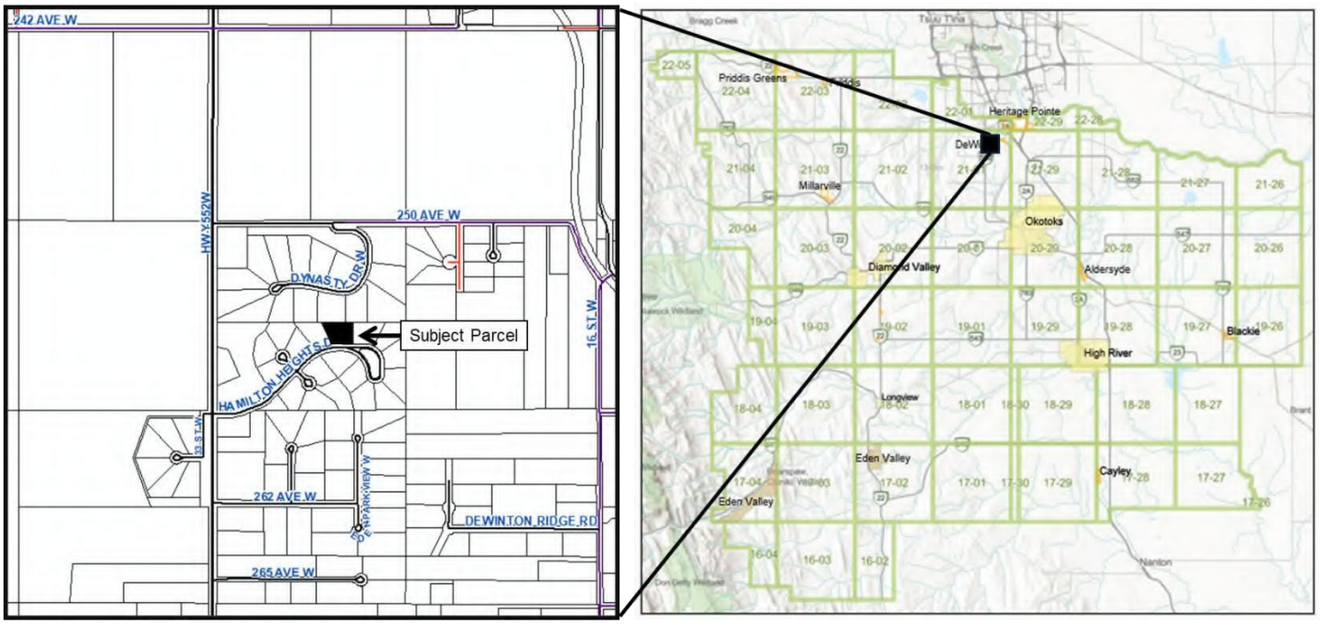
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 25D238
LANDOWNER(S): PRABHSIMER ARORA, SUPRIYA ARORA
APPLICANT(S): TRICOR DESIGN GROUP
PROPOSAL DESCRIPTION: SINGLE FAMILY DWELLING, SECONDARY SUITE, PRINCIPAL, & OVERSIZED ATTACHED GARAGE
LEGAL DESCRIPTION: PTN. SW 35-21-01 W5M; PLAN 1711526, BLOCK 3, LOT 13

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 2.5-acre Country Residential District Sub-district "A" parcel located approximately 430 metres east of Highway 552 West, 417 meters to the south of 250 Avenue West, and is on Hamilton Heights Drive. It is located within the Hamilton Heights Subdivision.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted on August 25, 2025, proposing:

- The construction of a Single Family Dwelling with 18,256.21 sq. ft of habitable space shared between a walk-out basement floor, main floor and upper floor, and 307.32 sq. ft. of space for guard and security rooms attached to the building, with an overall average height of 11.95 metres (39.2 feet);
- Within the upper floor of the Single Family Dwelling and included within the total square footage, the development of a Secondary Suite, Principal with 1304 sq. ft. of habitable space; and
- The construction of an Oversized Attached Garage with an area of 4.688.68 sq. ft., attached to the Single Family Dwelling, including the multi-purpose area.

The development is proposed to have a total lot coverage of 2580.50 sq. m. (25.47%) of impervious area when considering the building and all impervious surfaces.

Secondary Suite, Principal, means a dwelling, Secondary Suite, located within the principal dwelling unit, in an extension or addition to the principal dwelling, or above a garage attached to the principal dwelling. A Secondary Suite, Principal, shall be smaller than the habitable area of the principal dwelling, to a maximum of 1,400 sq. ft. in size; so long as all other requirements under the land use district are met.

Sections 4.2.1.9 and 9.2.3 of Land Use Bylaw 60/2014 allows for a Country Residential District parcel with a permanent dwelling a maximum of two garage, attached or detached, with a total cumulative size not to exceed 1,200 sq. ft. in area without a Development Permit. In addition, Section 4.2.1.7 of the Land Use Bylaw allows for a property of this size a maximum of three (3) personal use Accessory Buildings with a total cumulative size not to exceed 1,675 sq. ft. in area without a Development Permit. Furthermore, Section 9.2.4 of the Land Use Bylaw grants discretion to consider the sum total area allowed of all accessory buildings on site when looking at the maximum area allowed.

The cumulative area of the Attached Garage exceed what is permitted without a Development Permit under the Land Use Bylaw.

Furthermore, Section 13.1.7.6(a) of Land Use Bylaw 60/2014 allows for the principal building and first vehicle garage of a Country Residential District parcel to have maximum height of 12 metres (39.37 ft).

An application for Development Permit must be considered. Decisions on an application for Development Permit for an Oversized Garage 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 the proposed Oversized Attached Garage and variance to the allowable cumulative square footage of Accessory Buildings on the subject parcel, being portion of Ptn. SW 35-21-01 W5M; Plan 1711526, Block 3, Lot 13, has been considered by the Development Officer and is **REFUSED** subject to the following:

REFUSAL DESCRIPTION:

Section 4.2.1.9 of the Land Use Bylaw 60/2014 provides that 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 the total cumulative area of the garage(s) does not exceed 1,200 sq. ft. on land use districts other than the Agricultural District.

Section 4.2.1.7 b. and Table 4.2.1.7A allows on a 2.5-acre Country Residential District parcel, as accessory to a permanent dwelling, a maximum total cumulative area of accessory buildings not to exceed 1,675 sq. ft. The combined maximum cumulative area of garages and accessory buildings is 2,875 sq. ft.

In reviewing the request, it was noted that:

a) the proposed garage space of 4.688.68 sq. ft. would exceed the permitted area for a garage by 3488.68 sq. ft.;
b) the proposed garage space of 4.688.68 sq. ft. would exceed the permitted combined area for garages and Accessory Buildings permitted on a lot of this size by 1813.68 sq. ft.

As such, this application is considered a discretionary refusal regarding the garage size and, if appealed, will be given further consideration by the Development Appeal Board.

Pierre-David Karolyi

From: FC_Planning
Sent: April 10, 2026 15:46
To: mightyhomesinc@yahoo.ca; info@tricordg.ca
Cc: Pierre-David Karolyi
Subject: Notice of Complete Application – Development Permit 25 D 238

Good afternoon,

Re: Notice of Complete Application – Development Permit 25 D 238
Ptn: SW-35-21-01-W5M, Plan 1711526 Blk 3, Lot 13
Dwelling, Single Family with an Attached Oversized Garage on a CRA Lot+Secondary Suite, Principal

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 April 8, 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 **Pierre-David Karolyi** at Pierre-David.Karolyi@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

DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

From: Foothills County
Box 5605 // 309 Macleod Trail
High River, AB T1V 1M7
planning@foothillscountyab.ca

File Number: 25D 238

Date: 08-Apr-26

Landowner: Prabhsimer & Supriya Arora **Agent:** Tricor Design Group

Legal Land Description: SW 35-21-01 W5M;Plan 1711526, Block 3, Lot 13

Parcel Size: 2.49 Acre

Proposal: Dwelling, Single Family with an Attached Oversized Garage on a CRA Lot+ Secondary Suite, Principal

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact: Pierre-David Karolyi Pierre-David.Karolyi@FoothillsCountyAB.ca

Application to be referred to:

Division Councillor	X	Economic Development	
Development Officer Site Insp.		AB Comm. Development	
Alberta Health Services		AB Energy Regulator	
Alberta Transportation		AB Agriculture & Forestry	
AB Environment		AB Agriculture, Sustainable Resource	
Public Works	X		
Building & Safety Codes	X	AB Agriculture, Public Lands Div.	
Municipal Fire Services		Fortis Alberta	
Municipal Addressing	X	ATCO Gas	X
Municipal Community Services		AltaLink	
AFICA		Other:	TELUS
			Shaw
Erin Frey (HR Airport only)			

Notes:

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: 25D 238

Receipt No.: 442577 Tax Roll No: 2101352615

Date Received: Date Deemed Complete: April 8, 20260

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Tricor Design Group

Email: info@tricordg.ca

Applicant's Mailing Address: 4216 10 ST NE, Calgary, AB- T2E 6K3

Telephone: 403-203-1970

Legal Land Description: Plan 171 1526, Block 3, Lot 13, LSD ____,

Quarter S.W, Section 35, Township 21, Range 1, West of the 5 Meridian.

Registered Owner of Land: Prabhsimer Arora, Supriya Arora

Registered Owner Mailing Address: [redacted]

Email: [redacted] Telephone: [redacted]

Interest of Applicant if not owner of site: We are submitting a development permit application on behalf of our client for a secondary suite

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.

We are submitting a development permit application on behalf of our client for a secondary suite

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 2.50 Acres

Size Of Proposed Building: 532. 79 Sq m Height: 11.78 M (Front 11.24+Rear 12.31+left 12.56+Right 11.04 divided by 4)

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

Utilities Presently On Site: N/A

Are There Sour Gas Or High Pressure Facilities On Site? N/A

Utilities Proposed: propose to share ground water well on site (shared use with the main site). and construction of new private sewage treatment system on the property.

Other Land Involved In Application: _____

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.):

Architectural Drawings , Site Plan, Land Title, Abandoned Well Map, DP Application Form.

Estimated Date of Commencement: August 2025 Estimated Date of Completion: February2027

I, Ahmed Gouda

hereby certify that I am:

☐ The Registered Owner; or

☑ Authorized to act on behalf of the Registered Owner

Date: August 08,2025

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.

August 8,2025 [redacted]

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.

Please fill in form, print and sign application before returning to Foothills County.
The form must be signed by the landowner(s) of the property.

Secondary Suite Checklist

Foothills County
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 and Safety Code Permits. An application must be made for all required Building and/or Safety Codes Permits.

Construction of Secondary Suites may not commence, nor can a Secondary Suite be occupied, prior to the issuance of all required Development, Building, and Safety Code approvals.

LANDOWNER/APPLICANT INFORMATION

Name of Landowner(s) Prabhsimer Arora, Supriya Arora

Name of Applicant(s) Tricor Design Group

Legal Land Description: Plan 171 1526 Block 3 Lot 13

Quarter Section S.W Township 21 Range 1 Meridian 5

Area of Lot (In Acre or Hectares)

TYPE OF SECONDARY SUITE

(LOCATED WITHIN)	CHECK	(STAND-ALONE)	CHECK
Existing Principal Dwelling/Attached Garage		Proposed New Detached Secondary Suite	
Existing Accessory Building		Existing Detached Secondary Suite	
Proposed New Principal Dwelling/Attached Garage	✓		
Proposed New Accessory Building			

SUITE INFORMATION

Secondary Suite existed before Bylaw 68/2023 was adopted: January 31, 2024 ☐ YES ☑ NO

Estimated date of Construction (if Secondary Suite existed prior January 31, 2024): January,2026

Total habitable area of principal dwelling (pre-Secondary Suite):

Total area of the Secondary Suite area (sq. ft.): 1304

The following definitions may be used to help determine the total area of the Secondary Suite:

***HABITABLE AREA** of a Secondary Suites is the sum of all floors of all livable space contained within the exterior walls of the structure, including the basement, designated for human occupancy including areas for living, sleeping, eating or food preparation, or recreational purposes, but does not include the garage or areas devoted exclusively to mechanical or electrical equipment servicing the development.*

***BUILDING FOOTPRINT** means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing things such as lot coverage.*

Maximum height of Secondary Suite: 20' 6"

Total number of Dwelling Units on the parcel (prior to making this application): 1

Number of parking spaces provided for the Secondary Suite: 1

Describe availability of storage space accessible to the occupants of the Secondary Suite: N/A

WATER SOURCE

1. Connection to Municipal Water System

Name of Municipal Water System or Hamlet/Subdivision:

_____

Requirements:

☐ I have attached a letter of confirmation from the County indicating there is adequate water to service the additional use (Secondary Suite) on the subject parcel.

☐ I have completed and attached the necessary "Application for Connection to Municipal Services" and Municipal Servicing Declaration for approval to connect to the municipal water system.

☐ I have included a site plan showing the existing water line on the parcel and illustrating the proposed new water line and/or water line connection location as it ties into the existing system.

2. Connection to Non-Municipally Owned Communal Water System

Name of Private Water System Provider _____

Requirements:

☐ I have attached a letter from owner/operator of the piped water system, confirming approval to connect and confirmation there is adequate water available to service the additional use for the Secondary Suite on the subject parcel.

3. New or Existing Groundwater Well (Check one)

☐ Connected to new well specifically for the Secondary Suite

☐ Connection to existing groundwater well on the parcel specifically for the Secondary Suite

☒ Propose to share existing groundwater well on site.

Explain shared use shared use with the main house

☐ I am installing a water cistern to supplement the groundwater source for the Secondary Suite (if this option is selected, the below Section 4 must also be completed).

4. Water is hauled to the site to the cistern or water storage system as the water source for the Secondary Suite

☐ Cistern/Water Storage System (please include size of storage) _____

☐ Where is the water supply hauled from (municipal treated source)? _____

☐ I have provided a Water Management Plan outlining a proposal to dictate how an adequate potable water supply is to be maintained for the Secondary Suite at all times.

SEWAGE TREATMENT AND DISPOSAL

1. Connection to Municipal Wastewater/Sewer System

Name of Municipal System/Hamlet/Subdivision:_____

Requirements:

☐ I have attached a letter of confirmation from the County indicating there is adequate capacity for the additional wastewater to service the additional use on the subject parcel.

☐ I have completed and attached the necessary "Application for Connection to Municipal Services" for approval to connect to the municipal wastewater/sewer system.

☐ I have included a site plan showing the existing wastewater/sewer line on the parcel and have illustrated the proposed new wastewater/sewer line and/or connection location as it ties into the existing system.

2. Connection to Non-Municipally Owned Wastewater /Sewer System

Name of Private Wastewater/Sewer System Provider _____

Requirements:

☐ I have attached a letter from owner/operator of the wastewater/sewer system, confirming approval to connect to the system and confirmation there is adequate capacity to service the additional use of a Secondary Suite on the subject parcel.

☐ I have completed and attached the necessary "Application for Connection to Municipal Services" and Municipal Servicing Declaration for approval to connect to the municipal wastewater system.

3. Private Wastewater /Sewer System

- ☐ Connection to existing private sewage treatment system on the property
  * (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
- ☐ Expansion of existing private sewage treatment system on the property
  * (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)
- ☒ Construction of new private sewage treatment system on the property
  * (Landowner responsibility to ensure sewage treatment system meets the Safety Code requirements)

ADDITIONAL INFORMATION REQUIRED

Specify other supporting material attached that forms part of this application (i.e., Site plan, Covenants, Servicing plans, Floor Plan, Elevation Drawings, proposed and/or existing screening, and supporting information).

Estimated Date of Commencement: January,2026

Estimated Date of Completion: February2027

Describe how the potential for impact on neighbouring properties is minimized (location, design, screening/landscaping, installation of cistern/water storage, etc.)

911 ADDRESS INFORMATION

☑ I hereby acknowledge and understand that I may be required to obtain a new 911 address for safety and emergency purposes for the Secondary Suite developed on the property and agree to do so in accordance with the rules and requirements of the Foothills County and acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand and accept that this may result in changes to the Canada Post mail address. The county is not responsible for associated costs of such.

PRE-APPLICATION BUILDING AND SAFETY CODES INSPECTION

☑ I hereby acknowledge that I understand that I have the option to have a Building and Safety Codes Officer conduct a pre-development permit application inspection of the existing Secondary Suite for a fee of $160.00 + 4% Safety Codes Fee. This inspection would allow for a certified Building Inspector to outline how well the existing un-permitted Secondary Suite meets the Alberta Building Code and would provide a better understanding of renovations or changes that may be required to bring the Secondary Suite into compliance with safety regulations.

- ☐ Pre-application inspection completed (Provide copy of the County's preliminary inspection report)
- ☐ Pre-application inspection not requested

SECONDARY SUITE REGISTRY

☑ I hereby consent to Foothills County publishing my legal description, municipal address, parcel size, land use, Development Permit Application #, and type of Secondary Suite approved on the property within the Secondary Suite Registry as public information. Applicant/Landowner names will not be disclosed on the Registry. This Registry is intended to allow prospective tenants, landowners, realtors, and other interested parties to search permitted Secondary Suites in the Municipality.

SIGNATURES

[redacted] — 10/07/2025

Signature of Landowner(s) — Date

[redacted] — 10/07/2025

Signature of Landowner(s) — Date

[redacted] — October 09,2025

Signature of Applicant(s) — Date

Signature of Applicant(s) — Date

DECLARATION OF UNDERSTANDING

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

Landowners are required to review this Declaration of Understanding and then sign it before a Commissioner for Oaths. Commissioners are available at the County Office by appointment with the Planning Department.

REGISTERED LANDOWNER(S) DECLARATION

This is to certify that the Landowners (names of all landowners registered on the certificate of title must be included):

PRABHJIMER ARORA — Print Name

SUPRIYA ARORA — Print Name

I/(we) understand:

a. Proof of water for the purposes of household consumption (human consumption, sanitation, fire prevention and water animals, gardens, lawns and trees) is legislated and enforced under the Provincial Water Act.

b. It is the Landowner's responsibility to understand and acknowledge the estimated water supply requirements necessary for all existing and proposed uses on the property.

The province has developed a worksheet titled, "Calculation of the Average Daily / Annual Water Requirements" that can be used to assist you with understanding this requirement and is available on the Province's website here: https://open.alberta.ca/publications/9781460143414

c. It is the Landowner's responsibility to ensure that an adequate potable water supply is provided and maintained for both existing and proposed uses on the property, including the Secondary Suite.

i. Where a Secondary Suite is being connected to a piped water system, it the landowner's responsibility to submit a letter to the Development Authority providing confirmation from the supplier of the piped water system indicating that there is adequate water available to service the existing uses and proposed additional use (Secondary Suite and associated water use) on the subject parcel, and that the supplier has authorized the approval to connect.

ii. Where groundwater is being utilized as potable water supply for a Secondary Suite, it is the Landowner's responsibility to supply and maintain an adequate quantity of potable water while still complying with the maximum allowance of 1250m³ per year (750 imperial gallons per day) per household for groundwater sources on a parcel under the Water Act (a Secondary Suites constitutes as an additional household).

Alberta Environment and Parks has published a document called "Water Wells That Last." as a guide for private well owners in Alberta. It is recommended that you review this document if utilizing groundwater as a water supply for your property. A copy can be found at the following link https://open.alberta.ca/publications/9781460143414.

iii. Where water is hauled to the site to be utilized as the potable water supply for a Secondary Suite, it is the landowner's responsibility to ensure the appropriate size of cistern or holding tank is installed in accordance with all applicable Municipal and/or Provincial Legislation. The landowner is also responsible for ensuring that all road bans are adhered to.

Municipal Road Ban information can be found on the County's website here: https://www.foothillscountyab.ca/alerts/2024-spring-road-bans

d. It is the Landowner's responsibility to ensure that the water quality meets the Guidelines for Canadian Drinking Water Quality and Alberta Health Services Criteria to ensure that the water quality is suitable.

e. It is the Landowner's responsibility to provide adequate wastewater/sewage disposal for the Secondary Suite to the satisfaction of the Building/Safety Codes Officer.

i. Where sewage disposal is connected to an approved piped communal collection system, the operator of the communal system must confirm that the system has adequate capacity for the additional sewage and has authorized the approval to connect.

ii. Where an existing private sewage treatment system is being used, a certified septic designer/installer must confirm that the existing system can adequately manage the additional waste or a new system or addition to the existing system has been adequately sized to accommodate the additional waste and the location is suitable.

f. I acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I understand that this may result in changes to the Canada Post mailing address. The county is not responsible for associated costs of such.

I (we) declare to have read and understand the above requirements and have exercised due diligence to ensure that we meet these above noted requirements prior to making application for approval of a Secondary Suite in Foothills County.

Sworn before me at the Town
of High River in the Province
of Alberta this 23 day of December, 2025

[redacted]

Landowner (Print Name Below)
Supriya Arora

A Commissioner for Oaths in and for the Province of Alberta

HEATHER DEIDRE HEMINGWAY
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires December 4, 2027

Sworn before me at the Town
of High River in the Province
of Alberta this 23 day of December, 20 25

[redacted]

Landowner (Print Name Below)
Prabhsimer Arora

A Commissioner for Oaths in and for the Province of Alberta

HEATHER DEIDRE HEMINGWAY
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires December 4, 2027

12.02

DECLARATION OF UNDERSTANDING

Municipal Servicing & Addressing for Secondary Suites

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

REGISTERED LANDOWNER(S) DECLARATION

This is to certify that the Landowners (names of all landowners registered on the certificate of title must be included):

Landowner(s) Name(s): Prabhsimer Arora, Supriya Arora

Email(s): [redacted] Telephone: [redacted]

Municipal Address: [redacted]

Legal Description of Subject Parcel: Plan 171 1526 Block 3 Lot 13

Quarter Section S.W Section 35 Township 21 Range 1 W 5 M

I/We understand and acknowledge the following:

a. The landowner(s) are responsible for contacting Wiaan Kruger (403-652-2341) of the County's Public Works department to obtain pre-approval for the proposed water and/or wastewater connection(s) to service the Secondary Suite. As part of this process, the landowner(s) will be required to provide Public Works with a site plan illustrating the subject parcel, the proposed location for the Secondary Suite, existing and proposed water and/or wastewater connections internal to the site and existing and/or proposed curb stops and sewer taps.

b. Upon the County's pre-approval of the water and/or wastewater connection(s):

- **Connection to existing water and/or wastewater within the subject property:**
  i. The landowner(s) must apply for and obtain an approved municipal Development Permit;
  ii. As the connections are located on private property, it is the responsibility of the landowner(s) and/or contractor to ensure services are connected properly and functional. If any problems should arise in the future, remediation will be the sole responsibility of the landowner(s). No work is to be completed outside of the parcel boundaries unless otherwise approved by Foothills County;
  iii. Should a separate water meter be needed, the installation will be subject to all requirements of the County's Utilities department, including but not limited to; the submission of a complete application for Water/Sewer Connection Permit, payment of the refundable damage deposit, and payment of required connection fees + GST + meter and installation costs;

- **New Connection to Water and/or Wastewater Main:**
  i. The landowner(s) must apply for and obtain an approved municipal Development Permit;
  ii. The County will install the water and/or wastewater connection(s) to the property line with the full cost of the installation to be paid by the landowner(s);
  iii. The quote provided by the County to the landowner(s) is subject to change and will be billed as invoiced, once the installation is complete; and
  iv. The landowner(s) is responsible for installing the necessary tie-ins from the curb stop and/or sewer tap to the proposed Secondary Suite at their sole cost.

c. The landowner(s) must provide a copy of the pre-approval letter with the Development Permit application submission.

d. Upon approval of a Development Permit for the Secondary Suite, the landowner(s) are responsible to provide/address the following requirements:

- **Connection to existing water and/or wastewater within the subject property:**
  i. Contact Jon Shandro (403-333-8760) of the County's Utility department or Wiaan Kruger (403-652-2341) of the County's Public Works department to confirm the alignment of the connection and discuss metre requirements prior to construction;
  ii. Provide all requirements of the County's Utilities department, including but not limited to; the submission of a complete application for Water/Sewer Connection Permit, payment of the refundable damage deposit, and payment of required connection fees + GST + meter and installation costs;
  iii. Must obtain all necessary Building and Safety Codes permits applicable to the water and/or wastewater connection(s);

- **New Connection to Water and/or Wastewater Main:**
  i. Contact Wiaan Kruger (403-652-2341) of the County's Public Works department to schedule the installation of the water and/or wastewater connection to the property line;
  ii. The Public Works department will provide the landowner(s) with the scheduled installation date and an updated quote if more than 60 days have passed since the original quote was provided;
  iii. The landowner(s) must pay 125% of the quote a minimum of 1 week prior to the scheduled installation date or the install will be cancelled. If payment is provided by cheque, it must be paid a minimum of 10 business days prior to the installation date;
  iv. Once the work is complete and an invoice provided, payment is to be made and any remaining funds returned back to the landowner(s);
  v. The landowner(s) must provide all requirements of the County's Utilities department, including but not limited to; the submission of a complete application for Water/Sewer Connection Permit, payment of the refundable damage deposit, and payment of required connection fees + GST + meter and installation costs;
  vi. The landowner must obtain all necessary Building and Safety Codes permits applicable to the water and/or wastewater connection(s);

vii. In the event the installation is cancelled, the landowner is required to re-apply through the Public Works department for pre-approval of the water and/or wastewater connection(s).

e. I/We acknowledge that the proposed development may result in additional and/or updated municipal address(es) on the property. Consequently, I/We understand that this may result in changes to the Canada Post mailing address. The County is not responsible for associated costs of such.

I/We declare to have read and understand the above requirements and have obtained the servicing pre-approval from the County's Public Works department prior to making a Development Permit application for a Secondary Suite in Foothills County.

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

_____

A Commissioner for Oaths in and for the Province of Alberta

Prabhsimer Arora

_____

Landowner (Print Name Below)

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

_____

A Commissioner for Oaths in and for the Province of Alberta

Supriya Arora

_____

Landowner (Print Name Below)

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

_____

A Commissioner for Oaths in and for the Province of Alberta

_____

Landowner (Print Name Below)

Sworn before me at the _____

of _____ in the Province

of Alberta this _____ day of _____, 20_____

_____

A Commissioner for Oaths in and for the Province of Alberta

_____

Landowner (Print Name Below)

PRE-APPROVAL APPLICATION FORM

Municipal Servicing for Secondary Suite

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

The landowner(s) are responsible for contacting Wiaan Kruger or Steven Anderson (403-652-2341) of the County's Public Works department to obtain pre-approval for the proposed water and/or wastewater connection(s) to service the Secondary Suite. This form is required to be completed in full and submitted with a site plan.

REGISTERED LANDOWNER(S) INFORMATION

Landowner(s) Name(s): Prabhsimer Arora, Supriya Arora

Email(s): [redacted] Telephone: [redacted]

Municipal Address: [redacted]

Legal Description of Subject Parcel: Plan 171 1526 Block 3 Lot 13

Quarter Section S.W Section 35 Township 21 Range 1 W 5 M

☑ Site Plan attached, illustrating the subject parcel, the proposed location for the Secondary Suite, existing and proposed water and/or wastewater connections internal to the site and existing and/or proposed curb stops and sewer taps.

☐ CONNECTION TO EXISTING WATER AND/OR WASTEWATER WITHIN SUBJECT PARCEL

☐ NEW CONNECTION TO WATER AND/OR WASTEWATER MAIN

FOR OFFICE USE ONLY

Public Works Has reviewed the submitted site plan for the proposed water and/or wastewater connections required to service a proposed Secondary Suite and confirms the following:

☐ Pre-Approval of New Water Connection
Quote for Installation: _____
Comments:

☐ Pre-Approval of New Wastewater Connection
Quote for Installation: _____
Comments:

☐ Refusal of new Water Connection
Reason(s):

☐ Refusal of new Wastewater Connection
Reason(s):

Reviewed by: _____ _____
Print Name Signature

Date: _____

Pierre-David Karolyi

From: Pierre-David Karolyi
Sent: May 25, 2026 12:49
To: 'Sara Khedr'
Cc: Mohamed Elzeini; Mighty Homes Inc
Subject: RE: Circulation Responses & upcoming Decision - Arora - Mighty Homes

Good afternoon,

I acknowledge the upcoming change to building height.

I shall be available between 1pm and 4pm today, tomorrow and this Wednesday. If this time range works for the applicant, they may visit at any time and I will be informed of their visit.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
Planning & Development Officer – Foothills County
Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca

From: Sara Khedr <Sara@tricordg.ca>
Sent: May 25, 2026 12:43
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>; Mighty Homes Inc <mightyhomesinc@yahoo.ca>
Subject: Re: Circulation Responses & upcoming Decision - Arora - Mighty Homes

Hi Pierre,

I'm sara from Tricor Design Group ,

Regarding the mail below :

For the building height , we will adjust our drawings to be Max. 12 m to avoid the refusal.

For the garage Area , the owner would like to meet you in person to discuss this matter , can you please let me know your avaiblaity for the meeting.

REGARDS,

SARA KHEDR

Architectural Technologist

TRICOR DESIGN GROUP

PH. 403-203-1970. | CEL. 587-707-7066

#202 - 4216 10 STREET NE, Calgary AB T2E 6K3

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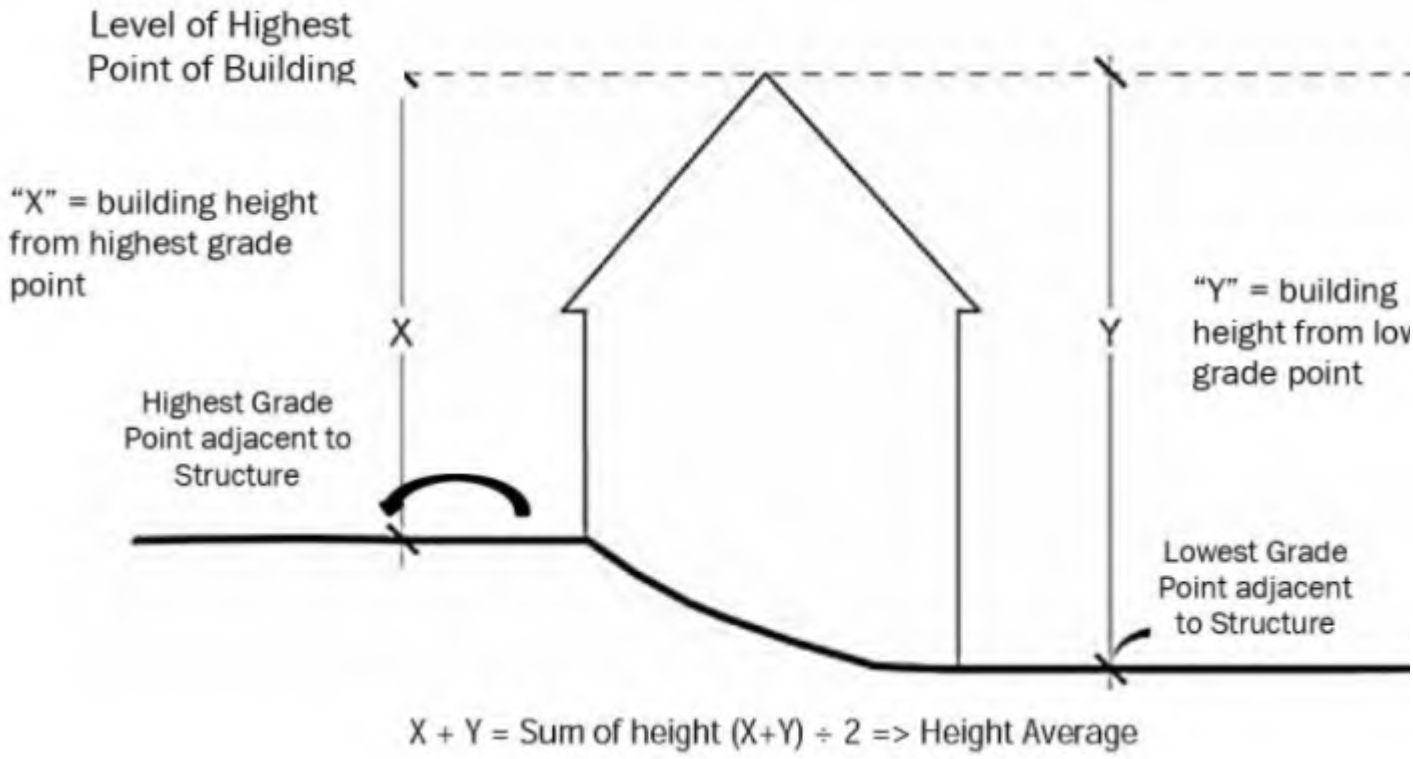
From: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Sent: May 19, 2026 10:29 AM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>; Tricor Design Office <info@tricordg.ca>; mightyhomesinc@yahoo.ca <mightyhomesinc@yahoo.ca>
Subject: Circulation Responses & upcoming Decision - Arora - Mighty Homes

Good morning,

I am at the decision stage and have two parts to discuss: circulation responses and the decision itself.

Here are the responses from the different agencies, including Public Works. Please review all comments.

Notably, please indicate a revised height for the dwelling, as calculations from the Public Works department indicated 12.305 m ((13.88+10.73)/2):
BUILDING HEIGHT means the vertical distance between grade and the highest point of a building excluding: a roof stairway entrance, elevator shaft, a ventilating fan, a skylight, a steeple, a chimney, a smokestack, a fire wall or a parapet wall, a flagpole, or similar devices not structurally essential to the building.
9.11.1 Building height shall conform to the maximum height specified in the Land Use rules for the appropriate Land Use district.
9.11.2 On sloped grades the height of the building shall be calculated as the average between the high and low points of the grade. Sum of height = X (being the highest point) + Y (being the lowest point) ÷ 2 = height average.



At 12.305 metres, the application will be an automatic refusal as I have no discretion to approve a heigh of over 12 metres. Please indicate if you intend to revise the plans or if you agree with the 12.305 metres and intend to appeal the decision.

At 485.91 sq. m. of garage space, although I have discretion to approve an oversized garage exceeding 111.38 sq. m., the amount far exceeds what would normally be approved for a property of this size. As such, and as indicated to be likely by the previous Development Officer on this file, the application will be a discretionary refusal.

Please indicate whether you intend to revise the plans prior to my decision, or wish for me to proceed with the refusal and allow the appeal process to be initiated for the height and/or the oversized garage space.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
Planning & Development Officer

Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca

www.foothillscountyab.ca

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[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.

Pierre-David Karolyi

From: Pierre-David Karolyi
Sent: April 7, 2026 07:12
To: 'Mohamed Elzeini'
Cc: Sara Khedr
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Hello Mohamed,

I have received the prior communication and will be looking through the file for completeness. I will keep you posted on any further information required.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
Planning & Development Officer – Foothills County
Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: April 2, 2026 13:47
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good afternoon Pierre,

I am following up on my earlier message and wanted to check if you have received the required documents to proceed with next steps.

Thank you .

REGARDS,
MOHAMED ELZEINI
Project Coordinator
TRICOR DESIGN GROUP
PH. 403-203-1970
NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3




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From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: March 30, 2026 11:56 AM
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good afternoon Pierre,

I hope you're doing well.

We just got the AC approval today. Please find attached the AC approval documents and the latest set of DP drawings for your review and acceptance.

24-09923_A-DP-16172 HAMILTON HEIGHTS DRIVE-2026-03-23 1.pdf

Please let us know if further information is required to move the application for next steps. Thanks..

REGARDS,
MOHAMED ELZEINI
Project Coordinator
TRICOR DESIGN GROUP
PH. 403-203-1970
NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3






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From: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Sent: February 18, 2026 8:09 AM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good morning Mohamed,

Thank you for the response, I'll be looking for your email within the next two weeks then.

Best,

Pierre-David Karolyi, LL.B., B.Sc.

Planning & Development Officer – Foothills County

Foothills County

309 Macleod Trail, Box 5605, High River, AB, T1V 1M7

t: (403) 603-6310

pierre-david.karolyi@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: February 17, 2026 16:47
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good afternoon, Pierre,

Thank you for your email. We are working on the requested information and confirming them with our client. We will be reaching out within two weeks with all the information required. We will also make every effort to provide the response as early as possible.

Thank again very much for your time and assistance.

REGARDS,

MOHAMED ELZEINI

Project Coordinator

TRICOR DESIGN GROUP

PH. 403-203-1970

NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3







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From: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Sent: February 17, 2026 4:19 PM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good afternoon,

To allow this application to move to the next step, please respond to my prior email, or indicate by which date I may have the completed information.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.

Planning & Development Officer – Foothills County

Foothills County

309 Macleod Trail, Box 5605, High River, AB, T1V 1M7

t: (403) 603-6310

pierre-david.karolyi@foothillscountyab.ca

From: Pierre-David Karolyi
Sent: February 2, 2026 12:43
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good afternoon,

To clarify our phone conversation, please indicate the water well and septic installations on the site plan. Additionally, prior comments were as follows:

1. Have you been able to obtain verification/approval from the lot developer's engineer as of yet?
2. Are you comfortable that the proposed development will meet the requirements and recommendations of the Private Sewage System Assessment and the Stormwater Management Plan, or will new plans be provided?

Please note that as a Country Residential Sub-district-A lot, the proposed development should meet the requirements and recommendations of the Private Sewage System Assessment and the Stormwater Management Plan.

Best,

Pierre-David Karolyi, LL.B., B.Sc.

Planning & Development Officer – Foothills County

Foothills County

309 Macleod Trail, Box 5605, High River, AB, T1V 1M7

t: (403) 603-6310

pierre-david.karolyi@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: January 30, 2026 16:06
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

You don't often get email from m.elzeini@tricordg.ca. Learn why this is important

Hello Pierre,

I hope you are doing well.

Please find attached the updated application forms for your review and acceptance signed in front of commissioners as per Brend's comments below. We will obtain the AC approval once the application is approved by the development authority.

Kindly let us know if further information sis required.

REGARDS,

MOHAMED ELZEINI

Project Coordinator

TRICOR DESIGN GROUP

PH. 403-203-1970

NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3







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From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: October 22, 2025 11:54 AM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Thank you,

The Foothills file reference is 25D 238.

I have just a few additional items before I am able to consider the application as complete:

1. The Declaration of Understanding for the Secondary Suite must be signed by the landowners in front of a Commissioner for Oaths and the document commissioned. This office offers this service at no charge. Should they wish to take advantage of this, they may make an appointment with me to attend and a Commissioner of Oaths will be provided to assist. Alternately, they may wish to undertake the services of an outside Commissioner of Oaths and the completely executed and commissioned Declaration may be returned to me.
2. I am removing the application for servicing pre-approval (to connect to municipal servicing) as there are no municipal services (water and/or wastewater) available for this property.
3. Have you been able to obtain verification/approval from the lot developer's engineer as of yet?
4. Are you comfortable that the proposed development will meet the requirements and recommendations of the Private Sewage System Assessment and the Stormwater Management Plan, or will new plans be provided?
5. I appear to missing a development permit application form that includes:
    1. Postal codes for the applicant and landowners
    2. Completed Part 3 that includes the maximum average height of the overall structure (please show how this has been calculated).

Please let me know if you have any questions.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: October 20, 2025 10:04 AM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good morning, Brenda,

I am writing to confirm that we would like to proceed with the proposed uses as one application.

Thank you.

REGARDS,

MOHAMED ELZEINI

Project Coordinator

TRICOR DESIGN GROUP

PH. 403-203-1970

NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3







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From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: October 17, 2025 3:05 PM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Thank you Mohamed,

I must ask that you confirm as to if you would like all proposed uses (Dwelling, Single Family with Oversize attached Garage and Secondary Suite) under one application, or if you would like them broken out into two: 1. Dwelling, Single Family with Oversize attached Garage and 2. Secondary Suite?

In both scenarios, it is necessary to process them as Discretionary Use applications so the choice is yours as to how you wish to proceed.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: October 9, 2025 1:35 PM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Hello Brenda,

I hope you are doing well.

Please find attached the updated drawings as per your comments along with the signed application forms for the secondary suite for your review and acceptance and Kindly let us know if further information is required.

24-09923_A-DP-16172 HAMILTON HEIGHTS DRIVE-2025-09-18 1.pdf

Thank you.

REGARDS,

MOHAMED ELZEINI

Project Coordinator

TRICOR DESIGN GROUP

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From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: September 16, 2025 11:31 AM
To: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Thank you Mohamed,

I confirm that I am able to extend your time to respond and will await your submission.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Sent: September 16, 2025 11:28 AM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Sara Khedr <Sara@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Hello Brenda,

We are currently still working with our client to address and fulfill the application requirements. In light of this, we kindly request an extension to allow sufficient time to complete all Development Permit application requirements.

Thank you for your understanding and continued support.

REGARDS,

MOHAMED ELZEINI

Project Coordinator

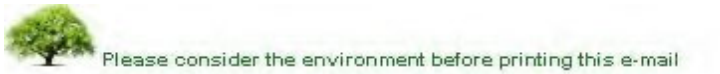
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From: Sara Khedr <Sara@tricordg.ca>
Sent: September 15, 2025 10:24 AM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Good Morning , Brenda ,

We reviewed the garage issue with the client; he wants to proceed with the DP with the large garages . And if we received a refusal , we would appeal the refusal.

REGARDS,

SARA KHEDR

Architectural Technologist

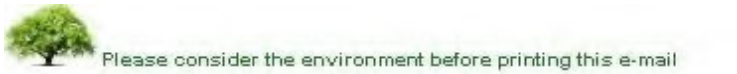
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From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: September 9, 2025 2:27 PM
To: Sara Khedr <Sara@tricordg.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Thank you Sara,

I will await your responses.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Sara Khedr <Sara@tricordg.ca>
Sent: September 5, 2025 3:34 PM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

You don't often get email from sara@tricordg.ca. Learn why this is important

Hi Brenda ,

Regarding the point no. 4 C , part 1 part 2 because we divided the plans to two parts to make the drawing bigger , the others are typo mistakes , we will correct them .

About the garages we will discuss that with the client, and we will return back to you .

REGARDS,

SARA KHEDR

Architectural Technologist

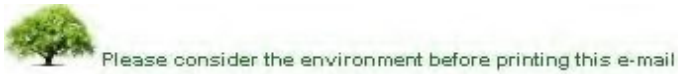
TRICOR DESIGN GROUP

PH. 403-203-1970

NEW LOCATION : #202 - 4216 10 STREET NE, Calgary AB T2E 6K3







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From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: September 5, 2025 3:23 PM
To: Sara Khedr <Sara@tricordg.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: RE: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Hi Sara,

Please see my responses below, in green.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

From: Sara Khedr <Sara@tricordg.ca>
Sent: September 2, 2025 4:41 PM
To: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Cc: Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: Re: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

You don't often get email from sara@tricordg.ca. Learn why this is important

Hi Brenda,

I'm Sara from Tricor Design Group,

I want to discuss with you some comments in report.

3. Sub-district 'A' requirements

a. Have you received verification approval from the lot developer's engineer as outlined within their architectural controls?

We work in that with the AC (Telsec property developer)

Once you have received verification from the Engineer, please be sure to send me a copy.

b. Are you comfortable that this proposed development will meet the requirements and recommendations of:

i. Private Sewage Treatment Assessment File 140178 Kitchen February 24, 2016

ii. Stormwater Management Plan File 140178 Kitchen February 24, 2016

Please let me know if you require me to provide copies of these documents.

Can you please provide copies from these documents

Please see the attached information that relates to the property's sub-district 'A' zoning.

4. Submitted Plans

With respect to the submitted plans:

a. Confirm as to if the security and guard rooms are just general office areas or if there are additional amenities contained within them.

they will be General offices

b. What is the intent of that area marked as 'lobby' on the plan? If it is intended that a Home Based Business(es) is to be operated from the property, please use the included information sheet to classify what cumulative level of business is to be operated from the property.

that's not a desk , that will be big mirror and chair as makeup table (lobby for the powder room for more privacy)

c. The plans appear to be divided into Unit 1 and Unit 2/Annex. Please explain the intent of doing so.

Can you please clarify where in the drawings show unit 1 and 2

Reference to 2 parts shows on: A-101, A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113

Unit 01 is identified on A-114, A-115, A-116,

Annex is show on A-116

5. Please be familiar with the following:

a. The maximum garage space permitted on this Country Residential District property is 1,200 sq. ft. As a garage space totalling 5,230.33 sq. ft. is being proposed, it is anticipated that this application will be refused. Once refused, you will then have the ability to appeal any refusal and state your case to the Development Appeal Board and request approval from the Board.

This is a big house with a lot of people and a lot of cars, (as they like to collect cars too) and they choose the foothills county to be their home,

So this big garage will be mandatory to their needs , can you please tell me what we can do to make sure that their dream home come true.

It is not possible for a Development Officer to provide approval for the proposed garage. There are two options you have in this regard:

1. Accept a refusal of this application for Development Permit and appeal the refusal to the Development Appeal Board, stating your case to the Board.

   A $575.00 appeal fee will apply and it will take an approximate 30 additional days to go through a hearing and receive the Board's decision.

2. Make an application to Foothills Council for a Site Specific Amendment to allow for the over size garage space on the property.

   If approval is received through the public hearing process, total fees are $3,600.00 and processing takes approximately 4 to 5 months.

   If you choose this path, please let me know and I will provide you with complete information in this regard.

Neither option will guarantee approval. It is dependent upon the application and any comments that may be provided by the community/any landowners that may choose to participate in the hearing process(es).

b. While a spice kitchen adjacent to the principal kitchen is acceptable, any additional kitchen would not be permitted without approval for a Secondary Suite, Principal. Information respecting making application for a Secondary Suite is being sent along with this correspondence.

That will be in-law's suite so we will submit secondary suite application.

REGARDS,

SARA KHEDR

Architectural Technologist

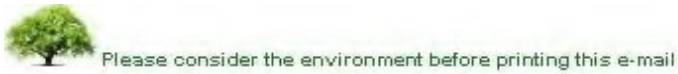
TRICOR DESIGN GROUP

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From: Ahmed Gouda <Ahmed@tricordg.ca>
Sent: September 2, 2025 3:23 PM
To: Sara Khedr <Sara@tricordg.ca>; Mohamed Elzeini <M.Elzeini@tricordg.ca>
Subject: Fw: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

---

From: Brenda Bartnik <Brenda.Bartnik@FoothillsCountyAB.ca>
Sent: Tuesday, September 2, 2025 9:20:10 PM (UTC+00:00) Monrovia, Reykjavik
To: Tricor Design Office <info@tricordg.ca>
Subject: Foothills Notice of Incomplete Application - 25D XXX - Tricor_Arora

Re: Notice of Incomplete Application – Development Permit

Dwelling, Single Family on a Country Residential Sub-District 'A' lot

Oversize Garage

Secondary Suite, Principal

Plan 1711526, Block 3, Lot 13 Ptn. SW 35-21-01 W5M

This correspondence is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of September 2, 2025.

Attached are the File Manager's comments regarding this application along with a copy of the receipt for payment.

If you have any questions or concerns, please feel free to contact me.

Brenda Bartnik

Planning & Development Officer

Foothills County

Direct line: (403) 603-6222

Brenda.bartnik@foothillscountyab.ca

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SINGLE FAMILY HOME

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067



DEVELOPMENT PERMIT SET

ISSUE DATE : **2026-06-08**

TRICOR DESIGN GROUP

#202 - 4216 10TH STREET NE,
CALGARY, AB.
T2E 6K3
P:403.203.1970 F:403.203.1990
info@tricordesigns.com
www.tricordesigns.com

LIST OF DRAWINGS:

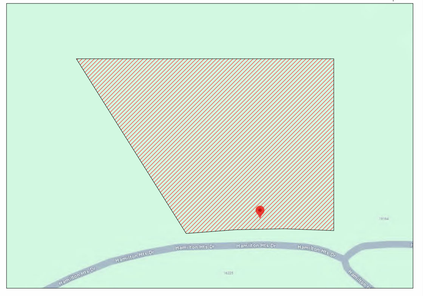
G-001 GENERAL NOTES
G-002 3D SHOTS
G-003 3D SHOTS #2
G-004 COURTYARD 3D SHOTS
G-005 POOL AREA 3D SHOTS
SP-01 EXISTING SURVEY
SP-02 SITE PLAN
SP-03 SITE PLAN
SP-04 LANDSCAPE PLAN
A-101 FOUNDATION FLOOR PLAN
A-102 FOUNDATION FLOOR PLAN (PART #1)
A-103 FOUNDATION FLOOR PLAN (PART #2)
A-104 BASEMENT FLOOR PLAN
A-105 BASEMENT FLOOR PLAN (PART #1)
A-106 BASEMENT FLOOR PLAN (PART #2)
A-107 MAIN FLOOR PLAN
A-108 MAIN FLOOR PLAN (PART #1)
A-109 MAIN FLOOR PLAN (PART #2)
A-110 UPPER FLOOR PLAN
A-111 UPPER FLOOR PLAN (PART #1)
A-112 UPPER FLOOR PLAN (PART #2)
A-113 ROOF PLAN
A-114 BASEMENT AREA FLOOR PLAN
A-115 MAIN AREA FLOOR PLAN
A-116 UPPER AREA FLOOR PLAN
A-201 FRONT & REAR ELEVATIONS
A-202 COLOURED FRONT & REAR ELEVATIONS
A-203 RIGHT & LEFT ELEVATIONS
A-204 COLOURED RIGHT & LEFT ELEVATIONS
A-301 BUILDING SECTIONS
A-401 DOORS SCHEDULE
A-402 WINDOWS SCHEDULE

DWELLING

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	5985.03	556.03
UPPER FLOOR	6778.18	629.71
TOTAL	12763.21	1185.74
BASEMENT FLOOR	5493.70	510.38
GRAND TOTAL	18256.91	1696.12
GARAGE	4171.04	387.50
PATIO	282.00	26.20
PORCH	1129.22	104.91
UPPER BALCONY	664.01	61.69
BARBEQUE AREA	483.00	44.87
COURTYARD	2740.00	254.55
MULTI-PURPOSE	824.96	76.64

KEY PLAN :



PROJECT NO. : **24-09923**

ARCHITECTURAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
ALUM	ALUMINUM	MIN	MINIMUM
APPROX	APPROXIMATED	MIR	MIRROR
ARCH	ARCHITECTURAL	MISC	MISCELLANEOUS
BLDG	BUILDING	MTD	MOUNTED
C/W	COMPLETE WITH	N/A	NOT APPLICABLE
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CL	CENTRE LINE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTRE
CLT	CLOSET	OD	OUTSIDE DIAMETER
COL	COLUMN	OH	OVERHEAD
CONC	CONCRETE	PL	PROPERTY LINE
CONST	CONSTRUCTION	PT	PAINT / PAINTED
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
COORD	COORDINATE	R	RADIUS OR RISER
CORR	CORRIDOR	R/H	RANGE AND HOOD FAN
CPT	CARPET	RD	ROOF DRAIN
D	DEPTH / DEEP	REQD	REQUIRED
D/W	DISHWASHER	REV	REVERSE
DN	DOWN	RI	RIGID INSULATION
DWG	DRAWING	RO	ROUGH OPENING
EA	EACH	RWL	RAINWATER LEADER
ELEC	ELECTRICAL	S	SINK
ELEV	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SPEC	SPECIFICATIONS
F	FRIDGE	ST	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL
FG	FIBREGLASS	T&G	TONGUE & GROOVE
FLR	FLOOR	T/O	TOP OF
FRR	FIRE RESISTANCE RATING	TYP	TYPICAL
GALV	GALVANIZED	U/S	UNDERSIDE
GL	GLASS	USJ	UNDERSIDE OF JOIST
GWB	GYPSUM WALL BOARD	VB	VAPOUR BARRIER
HT	HEIGHT	VEST	VESTIBULE
INSUL	INSULATION	W	WIDTH
L	LONG	W/	WITH
MAX	MAXIMUM	W/D	WASHER AND DRYER
MC	MEDICINE CABINET	W/O	WALL OVEN
		WIC	WALK IN CLOSET

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH NATIONAL BUILDING CODE 2023 – ALBERTA EDITION (NBC23AE). REGULATIONS, RULES, AND BY-LAWS SET BY THE AUTHORITY HAVING JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE ALL INCOMING AND OUTGOING MECHANICAL AND ELECTRICAL SERVICES FOR THE PROJECT, AND ALL ROAD IMPROVEMENTS ASSOCIATED WITH THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ACTIVITIES AS REQUIRED TO ENSURE EFFICIENT, CORRECT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK TO AVOID CONFLICT IN THE TRADE WORK AND SCHEDULE.
4. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO FABRICATION. PROMPTLY NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS.
5. PROVIDE ALL WARRANTIES, BONDS AND MANUFACTURER'S OPERATING INSTRUCTION AND SERVICE MANUALS AS WELL AS PARTS LISTS AT THE COMPLETION OF THE PROJECT.
6. DIMENSIONS ARE TAKEN TO FACE OF STUD, TO FACE OF CONCRETE AND / OR BLOCK WALLS AND TO FACE OF CONCRETE SLAB.
7. REFER TO STRUCTURAL DRAWINGS FOR COLUMNS SHAPES, SIZES, LOCATION AND REINFORCEMENT.
8. ALL CONSTRUCTION TO COMPLY WITH INDUSTRY TRADE STANDARDS, AS WELL AS MANUFACTURER'S RECOMMENDATIONS, TO THE EXTENT THAT THOSE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR STRINGENT THAN THE REQUIREMENTS CONTAINED IN THESE CONTRACT DOCUMENTS. IN THE CASE OF CONFLICT BETWEEN STANDARDS, THE MOST STRINGENT WILL APPLY

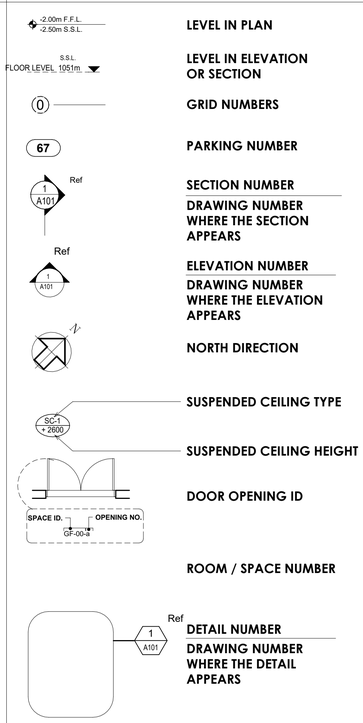
GENERAL NOTES (CONT.)

9. PROVIDE AND MAINTAIN CONTINUOUS FIRE/SMOKE SEPERATIONS. EACH TRADE IS TO FIRE STOP ALL SERVICE PENETRATIONS ASSOCIATED WITH THEIR WORK WITH APPROVED AND ULC LISTED FIREPROOF SYSTEMS. REFER TO AND COMPLY WITH CITY OF CALGARY "FIRE STOPPING SERVICES PENETRATIONS IN BUILDINGS" DOCUMENT. FIRE DAMPERS AT DUCTWORK PENETRATIONS. FIRESTOPPING AT ALL PIPE PENETRATIONS IN FIRE RATES ASSEMBLIES ARE TO BE ANTICIPATED/INCLUDED IN THE SCOPE OF WORK WHETHER INDICATED OR NOT.
10. PROVIDE AND MAINTAIN CONTINUOUS AIR/ VAPOUR BARRIER SYSTEM. CAULK AROUND OPENINGS AND GAPS WITH COMPATIBLE SEALANT TO ACHIEVE A CONTINUOUS BARRIER.
11. PROVIDE AND MAINTAIN CONTINUOUS ACOUSTIC BARRIER SYSTEM. AVOID SOUND TRANSMISSION THROUGH DIRECT CONTACT AT ACOUSTICALLY TREATED SURFACES. COMPLETELY SEAL ALL PENETRATIONS WITH ACOUSTIC SEALANT, TAPE AND INSULATION AS REQUIRED TO PREVENT SOUND TRANSFER AND MAINTAIN THE REQUIRED STC RATINGS OF THE WALL SYSTEMS. PROVIDE APPROVED ISOLATION METHODS TO ALL NOISE GENERATING AND MOVING EQUIPMENT, AND HARD CONNECTIONS AT SERVICES TO STRUCTURE.
12. ALL DOORS AND WINDOWS REFERENCED ON THE PLANS AND SCHEDULES ARE SHOWN NOMINAL SIZE. CONFIRM AND VERIFY ALL ROUGH OPENING SIZE REQUIREMENTS WITH THE SELECTED PRODUCT MANUFACTURER AND SITE CONDITIONS PRIOR TO FABRICATION. REFER TO MANUFACTURERS INSTALLATION MANUAL.
13. ALL INTERIOR DOOR OPENINGS IN STUD FRAMING WALLS TO BE SPACED A MINIMUM OF 4" (102mm) FROM THE ADJACENT WALL, UNLESS NOTED OTHERWISE.
14. ALL INTERIOR DOOR OPENINGS IN CONCRETE OR CONCRETE BLOCK WALLS TO BE 6" (152mm) FROM THE ADJACENT WALL (OR FLUSH WITH FACE OF WALL IN TIGHT CONDITIONS), UNLESS NOTED OTHERWISE.
15. CONFIRM ALL ROUGH OPENING SIZES AND CONNECTION REQUIREMENTS FOR MECHANICAL, ELECTRICAL AND OWNER SUPPLIED EQUIPMENT. ADJUST ROUGH OPENINGS SIZES TO SUIT
16. PROVIDE AND INSTALL SOLID BLOCKING AND BACKING WITHIN THE WALLS FOR ALL WASHROOM AND BATHROOM ACCESSORIES, HANDRAILS, GUARDS, LADDERS, MECHANICAL AND ELECTRICAL FIXTURES AND EQUIPMENT, ETC. AS REQUIRED FOR PROPER ANCHORING
17. INSTALL & CONNECT OWNER SUPPLIED EQUIPMENT OR APPLIANCES AS DIRECTED, CENTERED, LEVEL AND TRUE.
18. EXTERIOR WALL CONSTRUCTION TO COMPLY WITH "ALBERTA WALL & CEILING BUREAU" DETAILS AND REQUIREMENTS.
19. MECHANICAL LINES ARE NOT TO BE IN CONTACT WITH THE STUD WALLS OR CONCRETE WALL OR FLOOR ASSEMBLIES. ISOLATE ALL PIPES TO AVOID SOUND TRANSMISSION. INSTALL NEOPRENE RUBBER PAD ON TOP OF SUBSTRATE SURFACE (BOTTOM PLATE, CONCRETE ETC.) BEFORE ALL MECHANICAL CLAMPS ARE TIGHTENED INTO PLACE.
20. PARKING LINES TO BE 100mm (4") WIDE PAINTED LINES. PARKING STALL NUMBERS TO BE 150mm (6") HIGH SIGNS FASTENDED TO THE WALL OR CHAIN LINK FENCING AT EACH STALL AND MOUNTED AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT STALL NUMBERS AT THE FRONTS OF THE STALLS USING THE SAME PAINT AS THE PARKING STALL LINES. THESE NUMBERS SHALL BE 300mm (12") HIGH
21. BARRIER FREE PARKING SYMBOLS TO BE 405mm X 405mm (16" X 16") METAL SIGNS MOUNTED ON THE WALL OR FENCING AT EACH BARRIER FREE PARKING STALL AT 915mm (36") A.F.F.. FOR AT GRADE PARKING STALLS, PAINT THE INTERNATIONAL SYMBOL OF ACCESS ON THE PAVEMENT TO A SIZE OF 600mm X 600mm (24" X 24") AT THE FRONT OF THE PARKING STALL.
22. FOR EXTERIOR VISITOR PARKING STALLS, PROVIDE METAL SIGNAGE 305mm W x 460mm H (12" x 16") ON 915mm (36") HGIH GALVANIZED METAL POSTS. SIGNAGE TO READ "VISITOR PARKING ONLY".

WALL AND PARTATION NOTES

A. ALL WALLS TO U/S OF STRUCTURAL UNLESS NOTED OTHERWISE. ALLOW FOR APPLICABLE FIRESTOPPING INSTALLATION.
B. FOR ALL LOAD BEARING WALLS REFER TO STRUCTURAL DRAWINGS.
C. MECHANICAL LINES TO BE INSULATED, REFER TO MECHANICAL SPECIFICATION.
D. WHERE A WALL IS MADE UP OF DIFFERENT PARTITION TYPES, PROVIDE RESILIENT CHANNEL (IF REQUIRED) AND ADDITIONAL LAYER OF GYPSUM BOARD (IF REQUIRED) SO THAT FINISHED GYPSUM BOARD FACES IN SMOOTH, ALIGN AND CONTINUOUS. AT WASHROOM / TUB / SHOWER INSTALLATIONS AT RATED PARTITIONS, ALLOW FOR GYPSUM BOARD LAYER OVER LIP OF FIXTURE FOR CONTINUOUS WALL FINISH ON ADJACENT WALLS.
E. GRID LINE IS CENTER LINE OF PARTY WALL, TYPICAL FOR ALL SUITES.
F. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL REQUIREMENT AND LOCATION.
G. ALL OSB SHEATHING SHALL BE 0-2 GRADE.
H. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO INDICATE GENERAL LOCATION AND ROUTE TO BE FOLLOWED BY PIPES AND DUCTS, CONDUITS ETC. INSTALL IN SUCH A WAY AS TO CONSERVE HEADROOM AND INTERFERE AS LITTLE AS POSSIBLE WITH THE FREE USE OF THE SPACE OF THOUGH WHICH THEY PASS. KEEP ALL PIPES, DUCTS, CONDUITS AS TIGHT AS POSSIBLE TO THE BEAM OR OTHER LIMITING MEMBERS WHERE HEADROOM OR SPACE APPEAR INADEQUATE. NOTIFY THE ARCHITECTS BEFORE PROCEEDING WITH FABRICATION AND/OR INSTALLATION. RELOCATE WHERE NECESSARY TO MAINTAIN 2100MM HEADROOM WITHIN PARKING AREA.

ARCHITECTURAL SYMBOLS



LEVEL IN PLAN

LEVEL IN ELEVATION OR SECTION

GRID NUMBERS

PARKING NUMBER

SECTION NUMBER
DRAWING NUMBER WHERE THE SECTION APPEARS

ELEVATION NUMBER
DRAWING NUMBER WHERE THE ELEVATION APPEARS

NORTH DIRECTION

SUSPENDED CEILING TYPE

SUSPENDED CEILING HEIGHT

DOOR OPENING ID

ROOM / SPACE NUMBER

DETAIL NUMBER
DRAWING NUMBER WHERE THE DETAIL APPEARS

KEY PLANS

DESIGNED BY:

TRICOR DESIGN GROUP

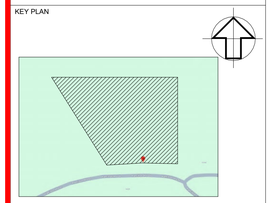
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tricordesigns.com

#202 - 4216 10 STREET NE, CALGARY, AB AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE 2023- ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
GENERAL NOTES

DRAWING NO.
G-001

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: As indicated





DESIGNED BY:

TRICOR DESIGN GROUP

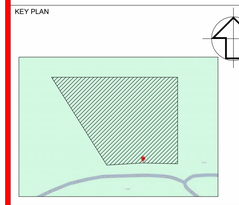
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tricordesigns.com

#202 - 4216 10 STREET NE,
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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS

DRAWING NO.

G-002

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE:





DESIGNED BY:

TRICOR DESIGN GROUP

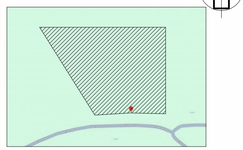
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#202 - 4216 10 STREET NE,
CALGARY, AB
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

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REVISIONS:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

3D SHOTS #2

DRAWING NO.

G-003

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE:







DESIGNED BY:

TRICOR DESIGN GROUP

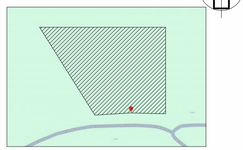
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02				
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted],
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

COURTYARD 3D SHOTS

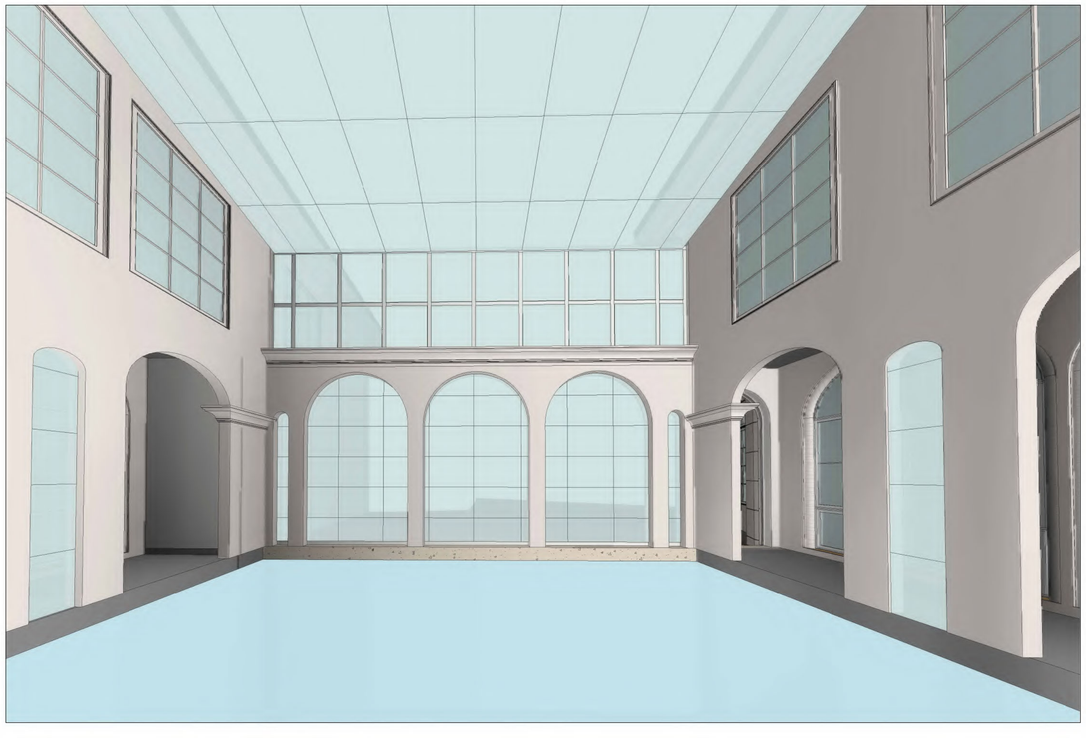
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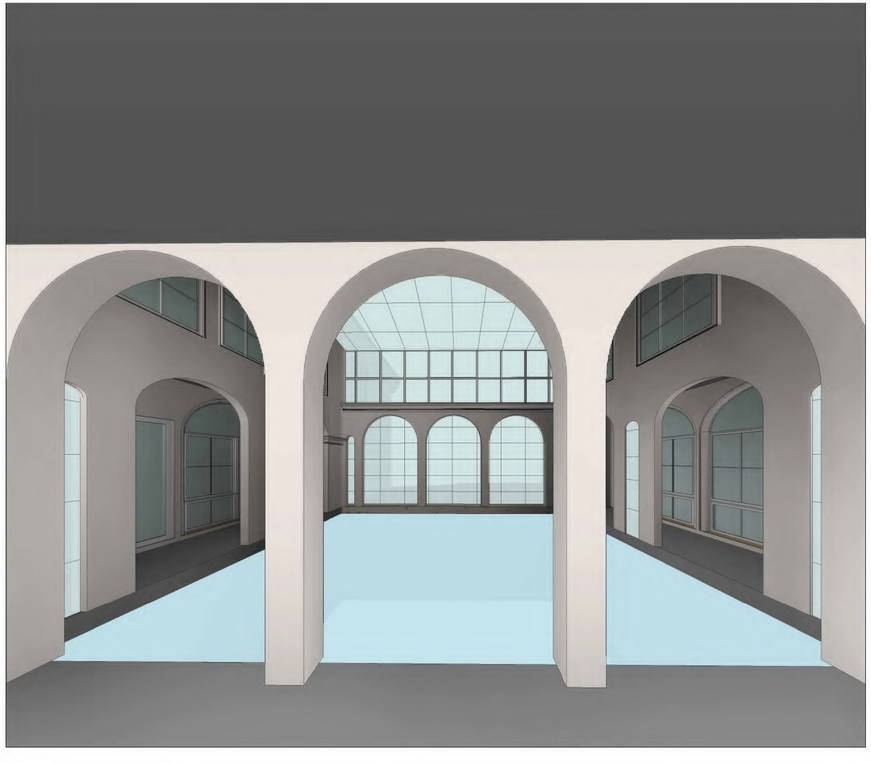
G-004

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE:









DESIGNED BY:

TRICOR DESIGN GROUP

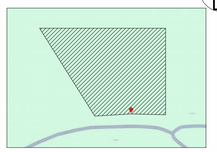
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

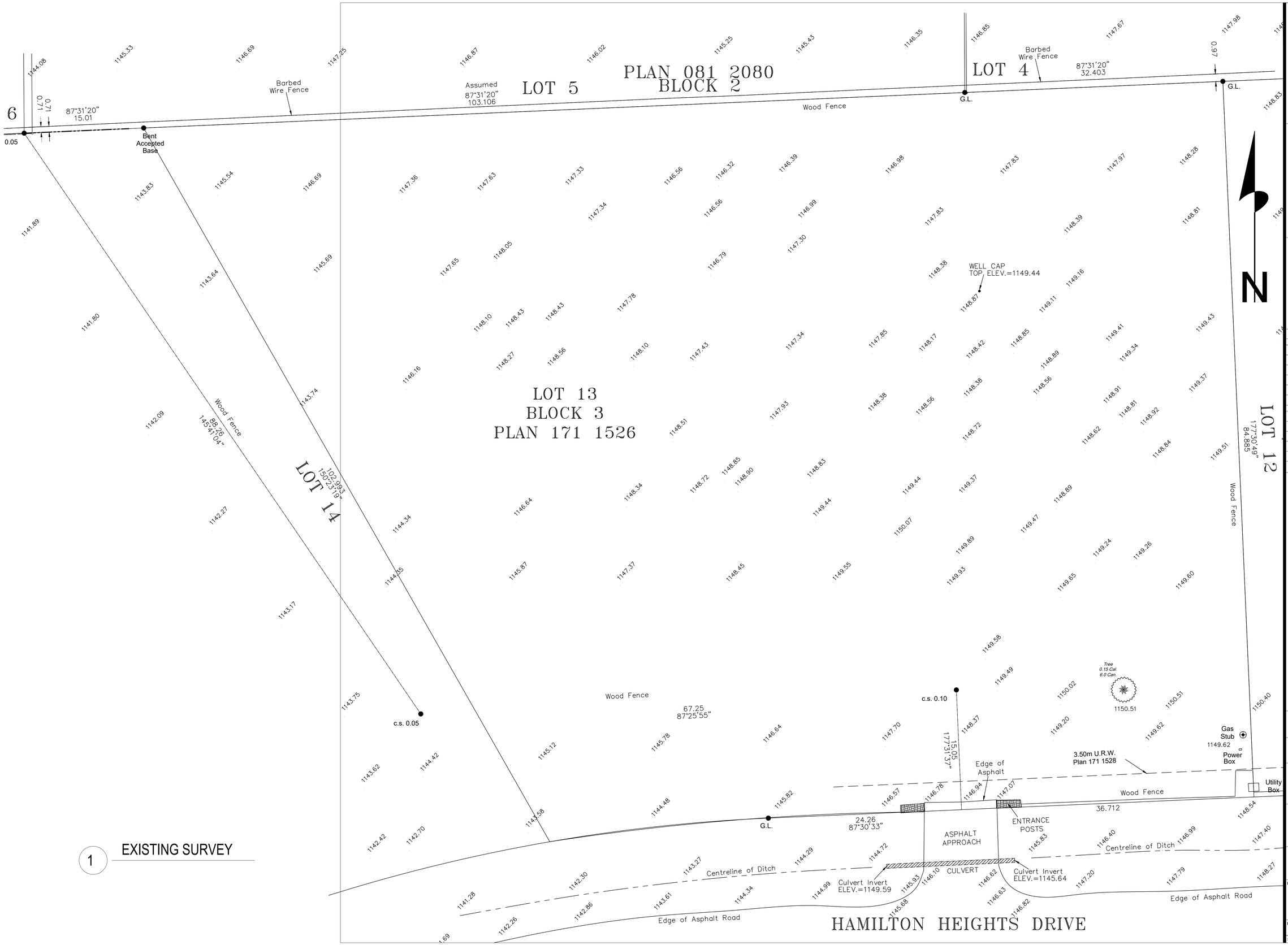
DRAWING TITLE :

POOL AREA 3D SHOTS

DRAWING NO.

G-005

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE:



1 EXISTING SURVEY

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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01	2026-01-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
LOT 24, BLOCK 3, PLAN 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

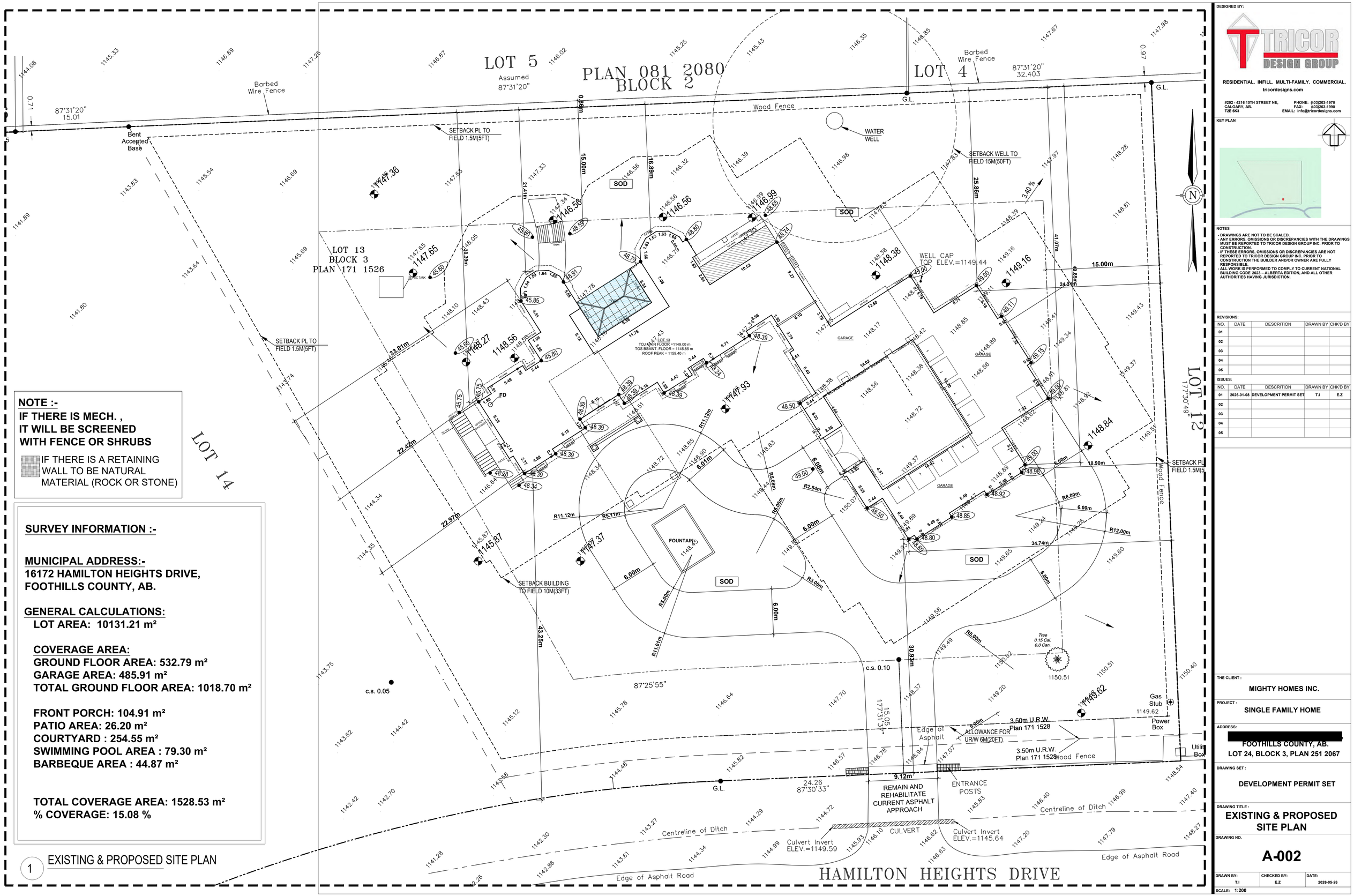
SURVEY

DRAWING NO.

A-001

DRAWN BY:	CHECKED BY:	DATE:
T.I	E.Z	2026-05-26

SCALE: 1:200



NOTE :-
IF THERE IS MECH. ,
IT WILL BE SCREENED
WITH FENCE OR SHRUBS

IF THERE IS A RETAINING WALL TO BE NATURAL MATERIAL (ROCK OR STONE)

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
16172 HAMILTON HEIGHTS DRIVE,
FOOTHILLS COUNTY, AB.

GENERAL CALCULATIONS:
LOT AREA: 10131.21 m²

COVERAGE AREA:
GROUND FLOOR AREA: 532.79 m²
GARAGE AREA: 485.91 m²
TOTAL GROUND FLOOR AREA: 1018.70 m²

FRONT PORCH: 104.91 m²
PATIO AREA: 26.20 m²
COURTYARD : 254.55 m²
SWIMMING POOL AREA : 79.30 m²
BARBEQUE AREA : 44.87 m²

TOTAL COVERAGE AREA: 1528.53 m²
% COVERAGE: 15.08 %

1 EXISTING & PROPOSED SITE PLAN

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 - 4216 10TH STREET NE, CALGARY, AB. T2E 6K3
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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
LOT 24, BLOCK 3, PLAN 251 2067

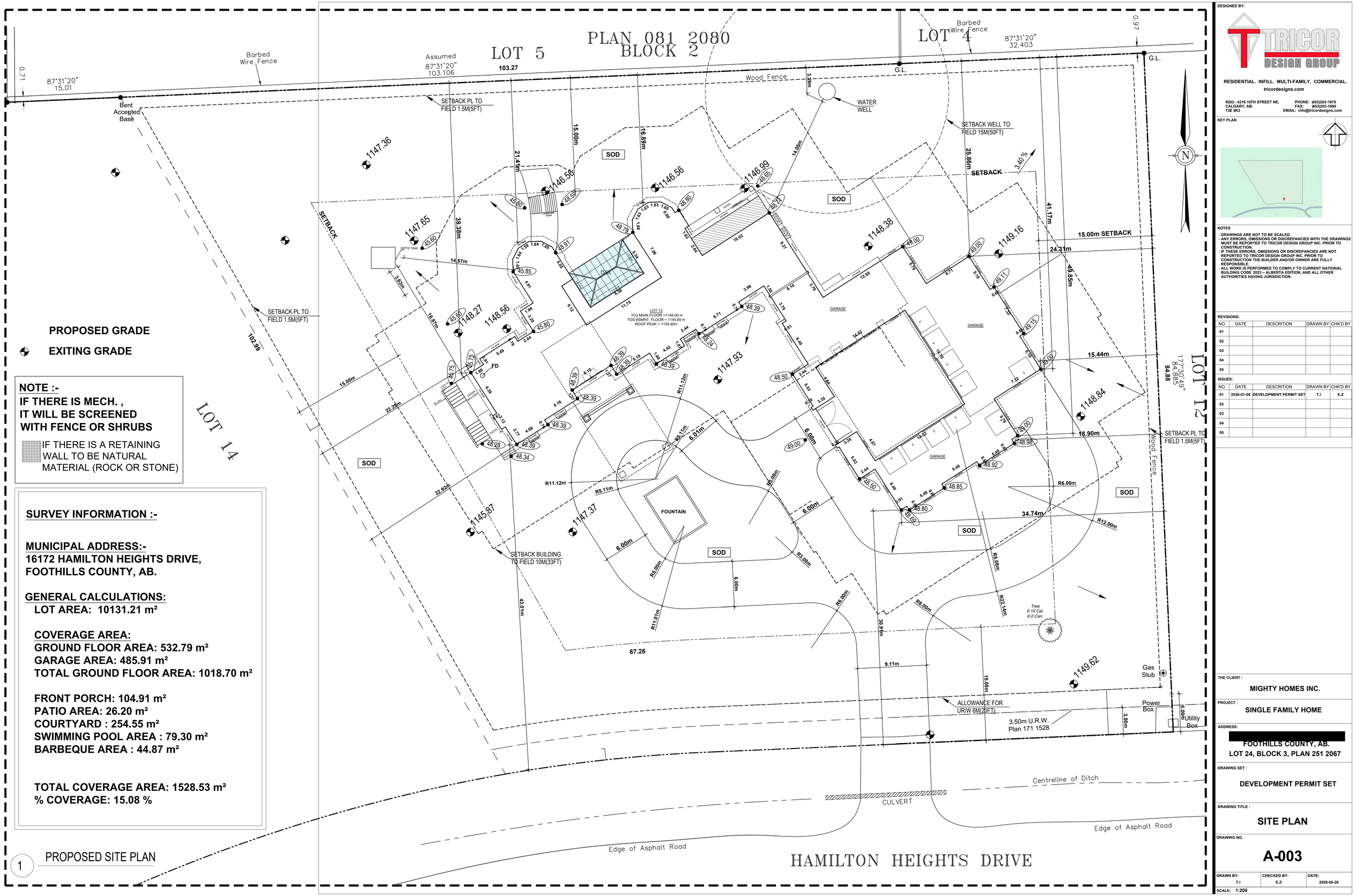
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
EXISTING & PROPOSED SITE PLAN

DRAWING NO.
A-002

DRAWN BY:	CHECKED BY:	DATE:
T.I	E.Z	2026-05-26

SCALE: 1:200



PROPOSED GRADE

EXITING GRADE

NOTE :-
IF THERE IS MECH. ,
IT WILL BE SCREENED
WITH FENCE OR SHRUBS

IF THERE IS A RETAINING WALL TO BE NATURAL MATERIAL (ROCK OR STONE)

SURVEY INFORMATION :-

MUNICIPAL ADDRESS:-
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FOOTHILLS COUNTY, AB.

GENERAL CALCULATIONS:
LOT AREA: 10131.21 m²

COVERAGE AREA:
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GARAGE AREA: 485.91 m²
TOTAL GROUND FLOOR AREA: 1018.70 m²

FRONT PORCH: 104.91 m²
PATIO AREA: 26.20 m²
COURTYARD : 254.55 m²
SWIMMING POOL AREA : 79.30 m²
BARBEQUE AREA : 44.87 m²

TOTAL COVERAGE AREA: 1528.53 m²
% COVERAGE: 15.08 %

1 PROPOSED SITE PLAN

DESIGNED BY:

TRICOR DESIGN GROUP

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tricordesigns.com

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01	2026-01-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
LOT 24, BLOCK 3, PLAN 251 2067

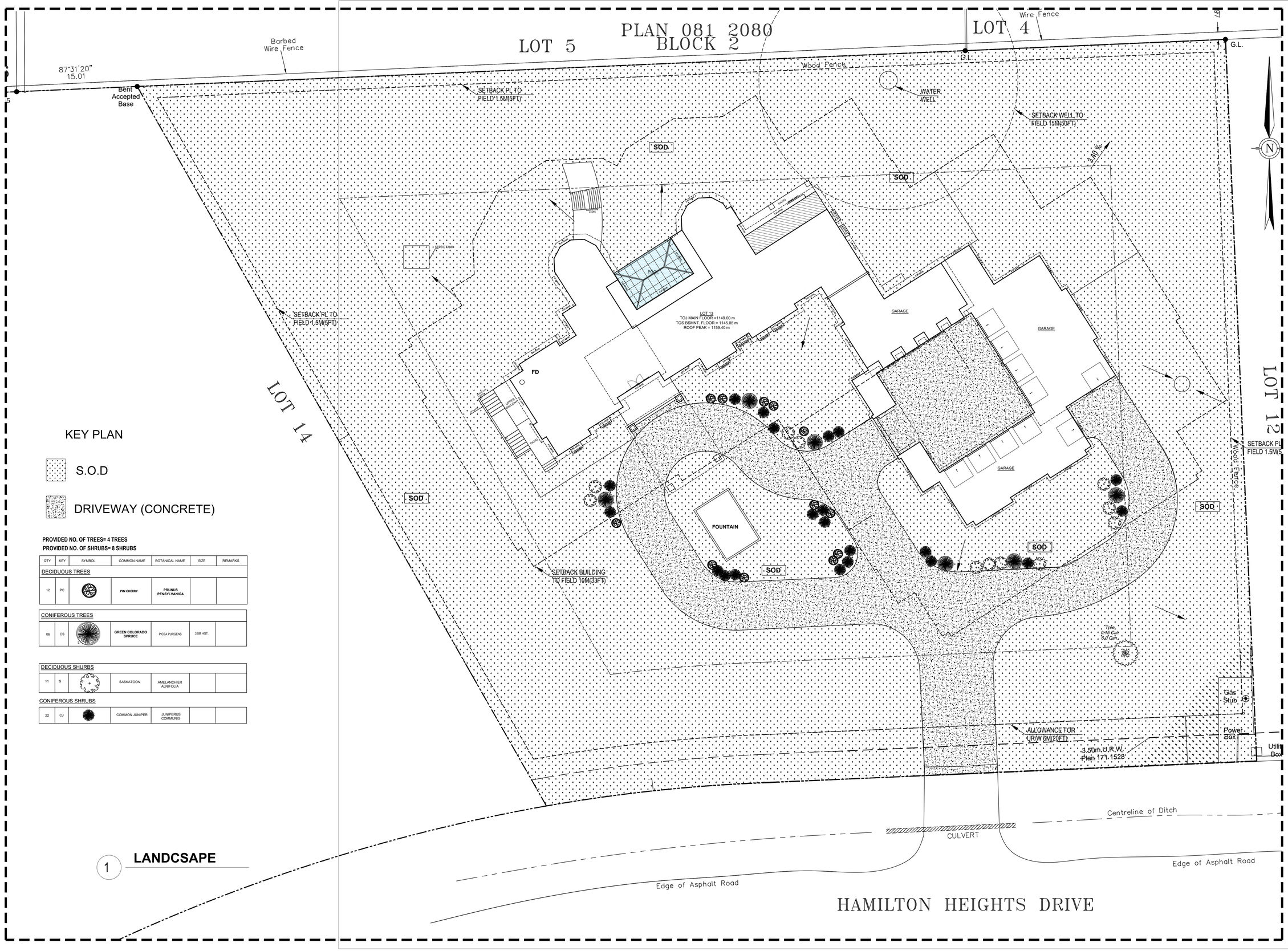
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
SITE PLAN

DRAWING NO.
A-003

DRAWN BY:	CHECKED BY:	DATE:
T.I	E.Z	2026-05-26

SCALE: 1:200



KEY PLAN

S.O.D

DRIVEWAY (CONCRETE)

PROVIDED NO. OF TREES= 4 TREES
PROVIDED NO. OF SHRUBS= 8 SHRUBS

QTY	KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DECIDUOUS TREES						
12	PC		PIN CHERRY	PRUNUS PENSYLVANICA		
CONIFEROUS TREES						
06	CS		GREEN COLORADO SPRUCE	PICEA PURGENS	3.0M HGT.	
DECIDUOUS SHURBS						
11	S		SASKATOON	AMELANCHIER ALNIFOLIA		
CONIFEROUS SHRUBS						
22	CJ		COMMON JUNIPER	JUNIPERUS COMMUNIS		

1 **LANDCSAPE**

DESIGNED BY:

TRICOR DESIGN GROUP

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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
LOT 24, BLOCK 3, PLAN 251 2067

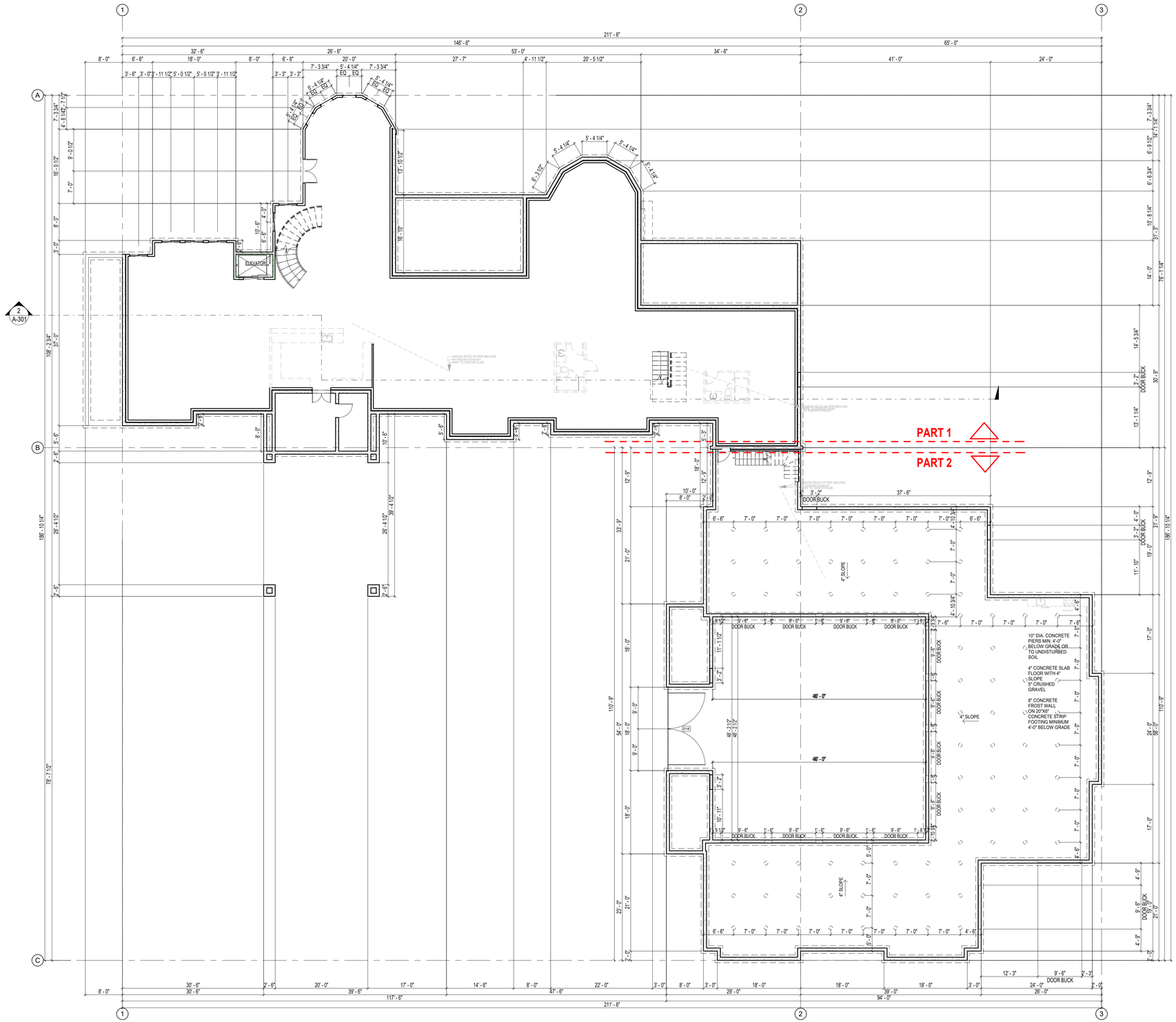
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
LANDCSAPE

DRAWING NO.
A-004

DRAWN BY:	CHECKED BY:	DATE:
T.I	E.Z	2026-05-26

SCALE: 1:200



1 FOUNDATION PLAN
3/32" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

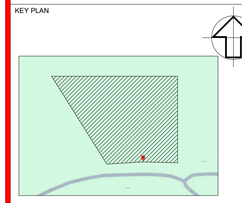
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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

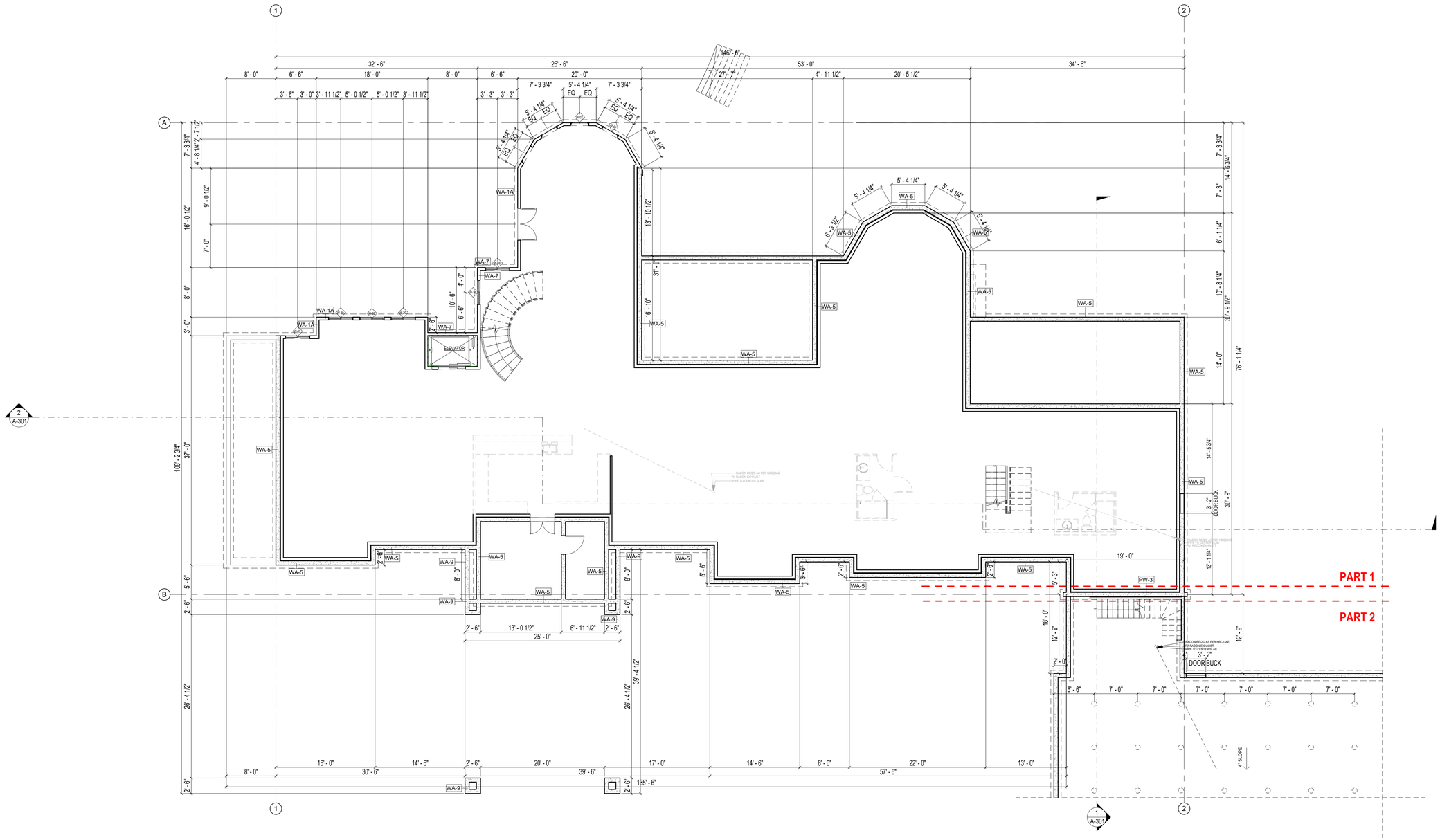
ADDRESS:
[redacted],
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
FOUNDATION PLAN

DRAWING NO.
A-101

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/32" = 1'-0"



1 FOUNDATION PLAN (PART #1)

1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

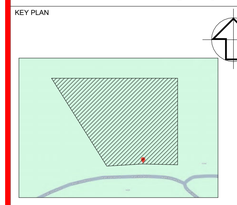
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

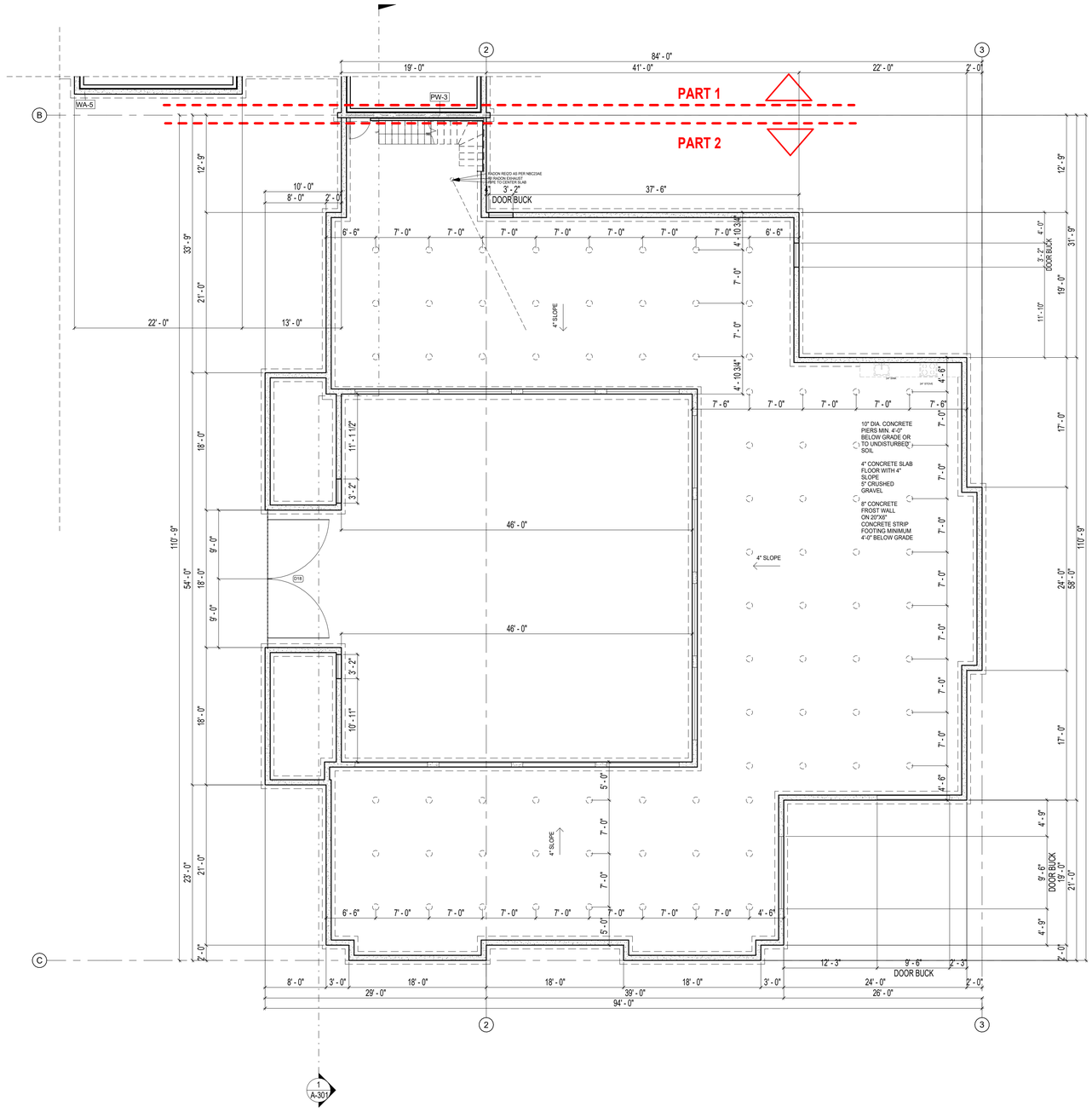
DRAWING TITLE :

FOUNDATION PLAN (PART #1)

DRAWING NO.

A-102

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 FOUNDATION PLAN (PART #2)
1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

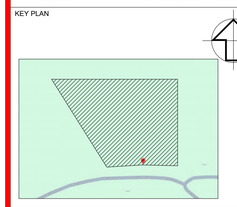
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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03				
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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

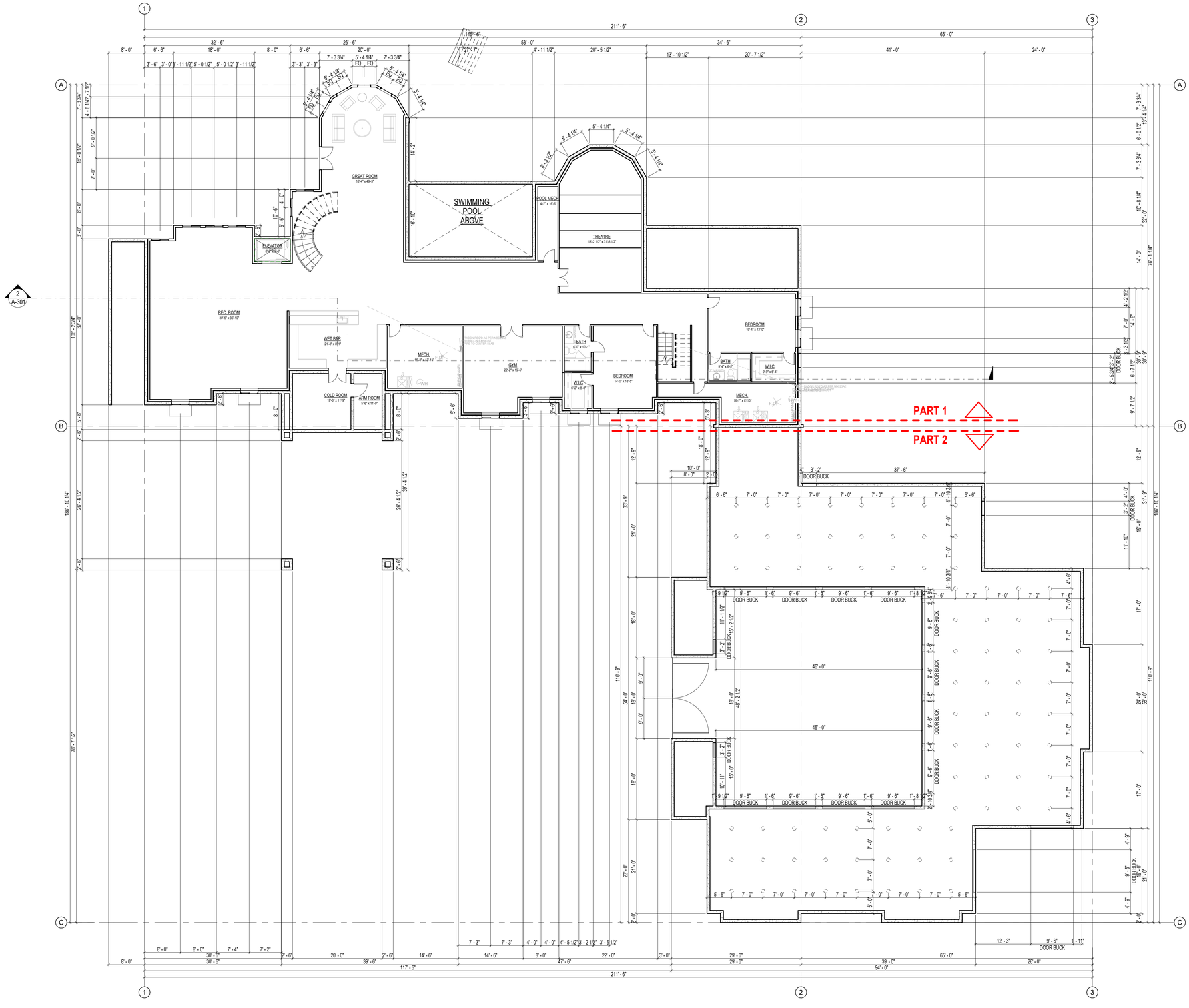
ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
FOUNDATION PLAN (PART #2)

DRAWING NO.
A-103

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN

3/32" = 1'-0"
CEILING HGT. 9' - 2"

DESIGNED BY:

TRICOR DESIGN GROUP

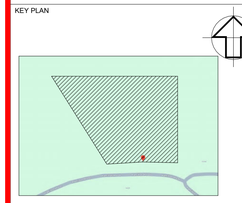
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE, CALGARY, AB AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES

- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

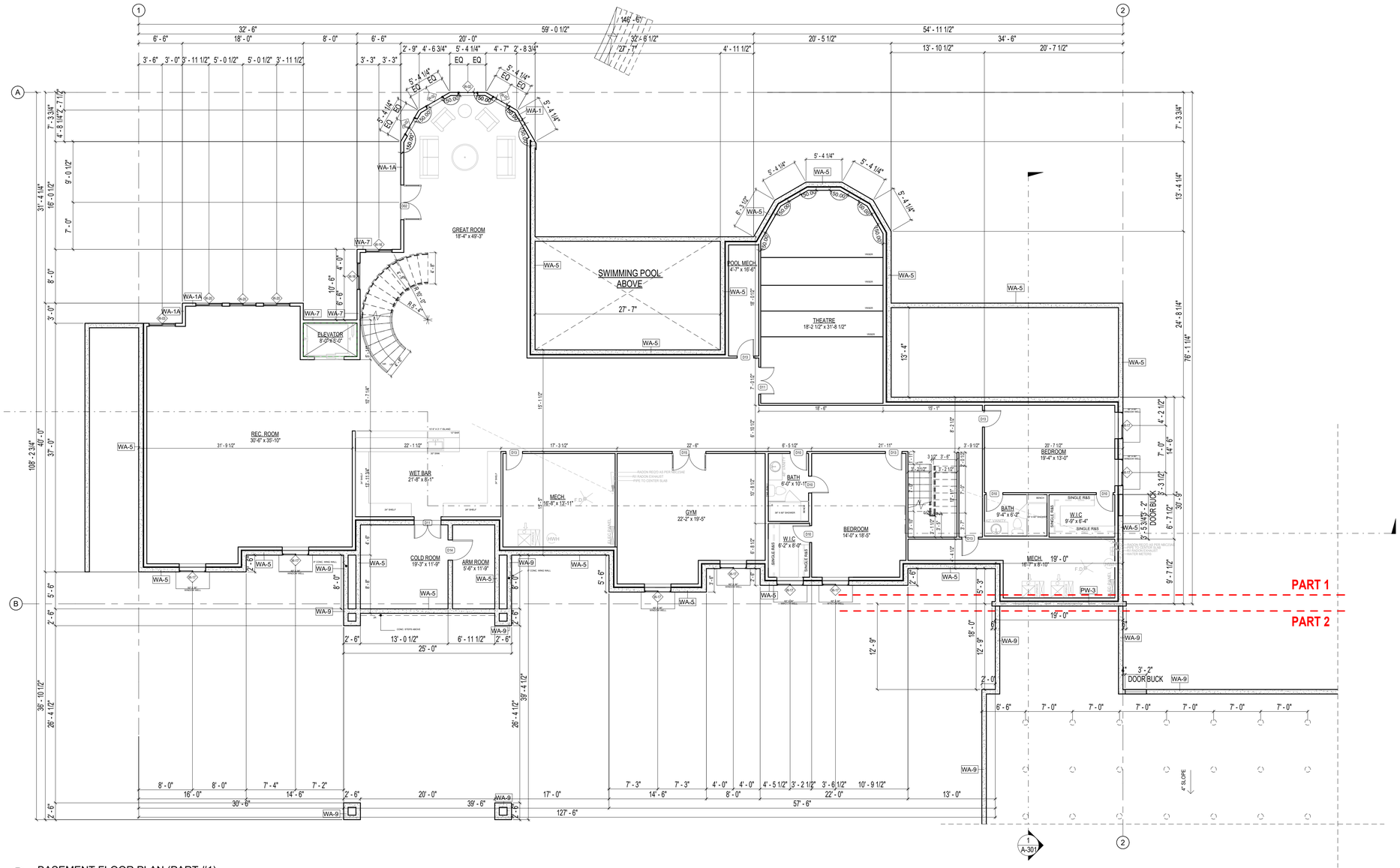
DRAWING TITLE :

BAESMENT FLOOR PLAN

DRAWING NO.

A-104

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/32" = 1'-0"



1 BASEMENT FLOOR PLAN (PART #1)

1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

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CALGARY, AB
AB T2E 6K3

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REVISIONS:

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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

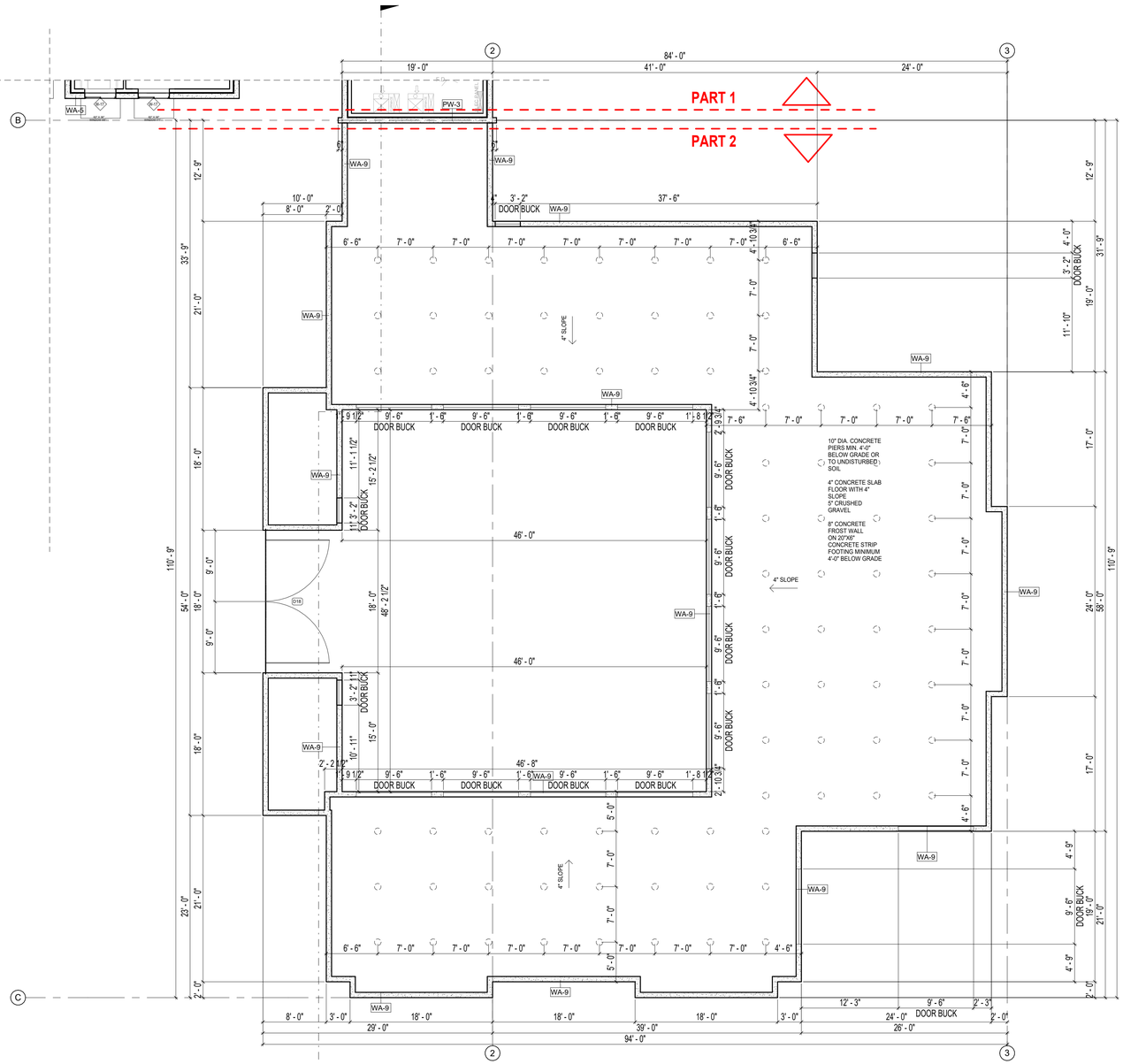
DRAWING TITLE :

BAESMENT FLOOR PLAN (PART #1)

DRAWING NO.

A-105

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 BASEMENT FLOOR PLAN (PART #2)
1/8" = 1'-0"

DESIGNED BY:

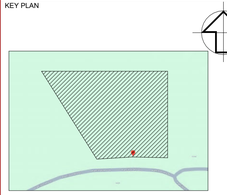
TRICOR DESIGN GROUP

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REVISIONS:

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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

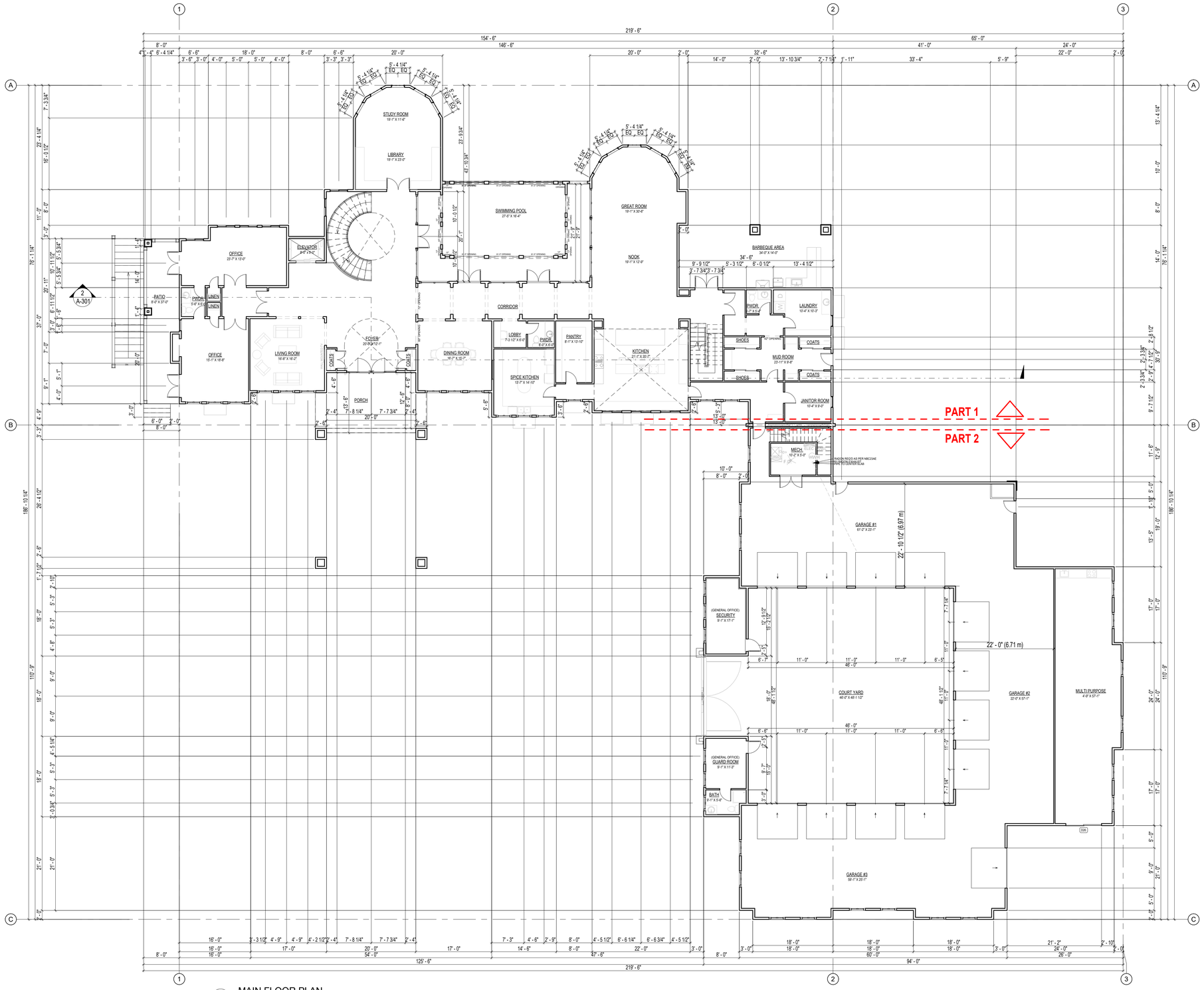
ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
BAESMENT FLOOR PLAN (PART #2)

DRAWING NO.
A-106

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 MAIN FLOOR PLAN

3/32" = 1'-0"
CEILING HGT. 11' - 1"

DESIGNED BY:

TRICOR DESIGN GROUP

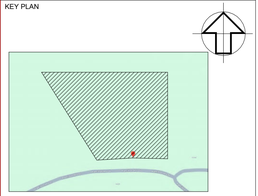
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

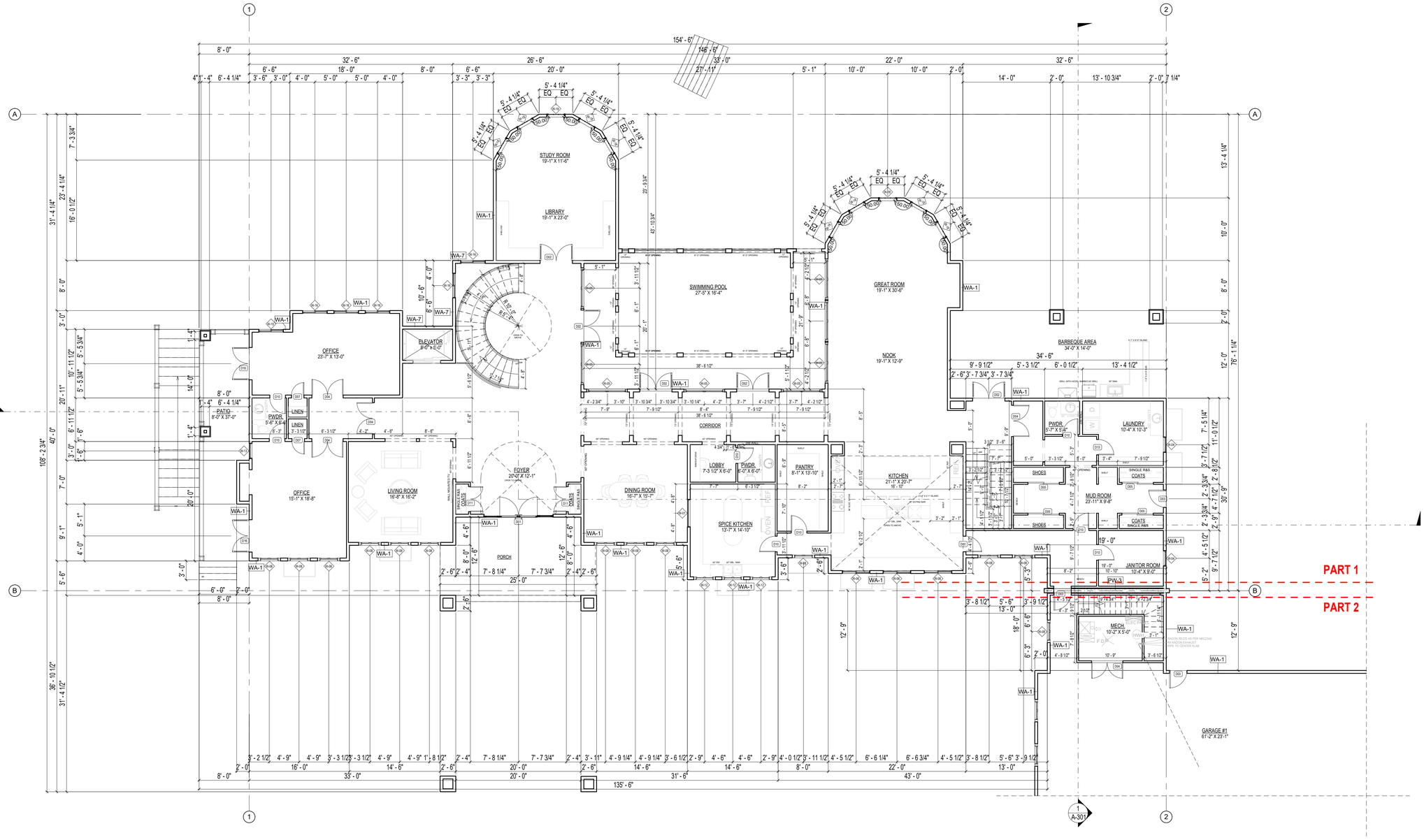
DRAWING TITLE :

MAIN FLOOR PLAN

DRAWING NO.

A-107

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/32" = 1'-0"



1 MAIN FLOOR PLAN (PART #1)

1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

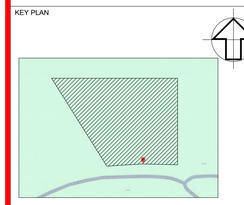
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REVISIONS:

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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
	Date 2	Revision 2	T.I	
02				
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

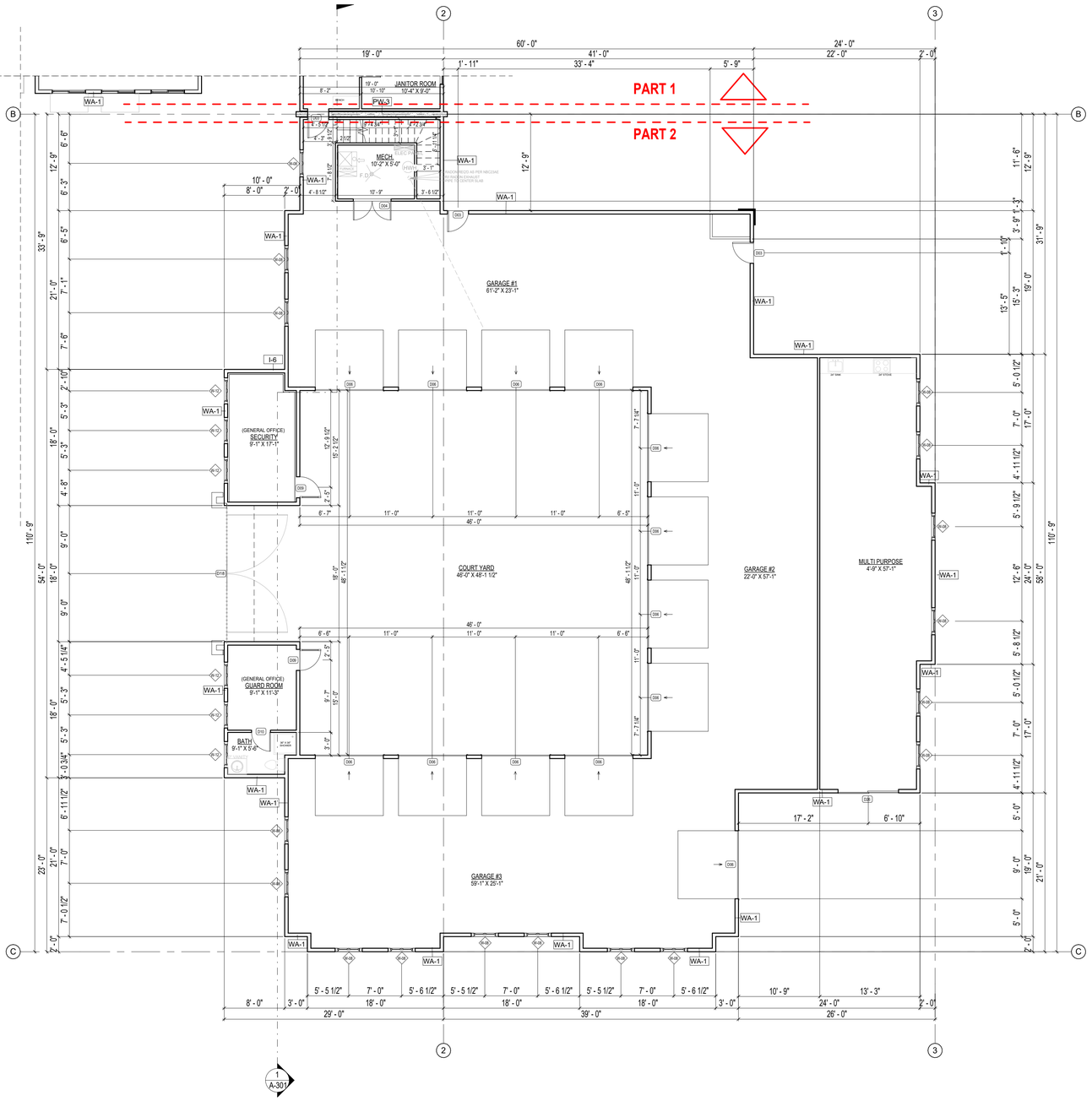
DRAWING TITLE :

MAIN FLOOR PLAN (PART #1)

DRAWING NO.

A-108

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 MAIN FLOOR PLAN (PART #2)

1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

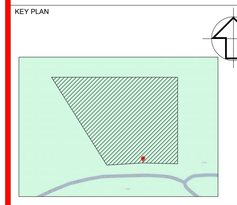
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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CALGARY, AB
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
	Date 2	Revision 2	T.I	
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

MAIN FLOOR PLAN (PART #2)

DRAWING NO.

A-109

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 UPPER FLOOR PLAN

3/32" = 1'-0"

CEILING HGT. 10' - 1"

DESIGNED BY:

TRICOR DESIGN GROUP

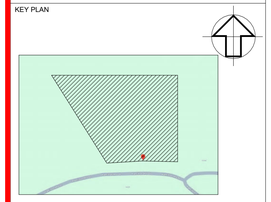
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

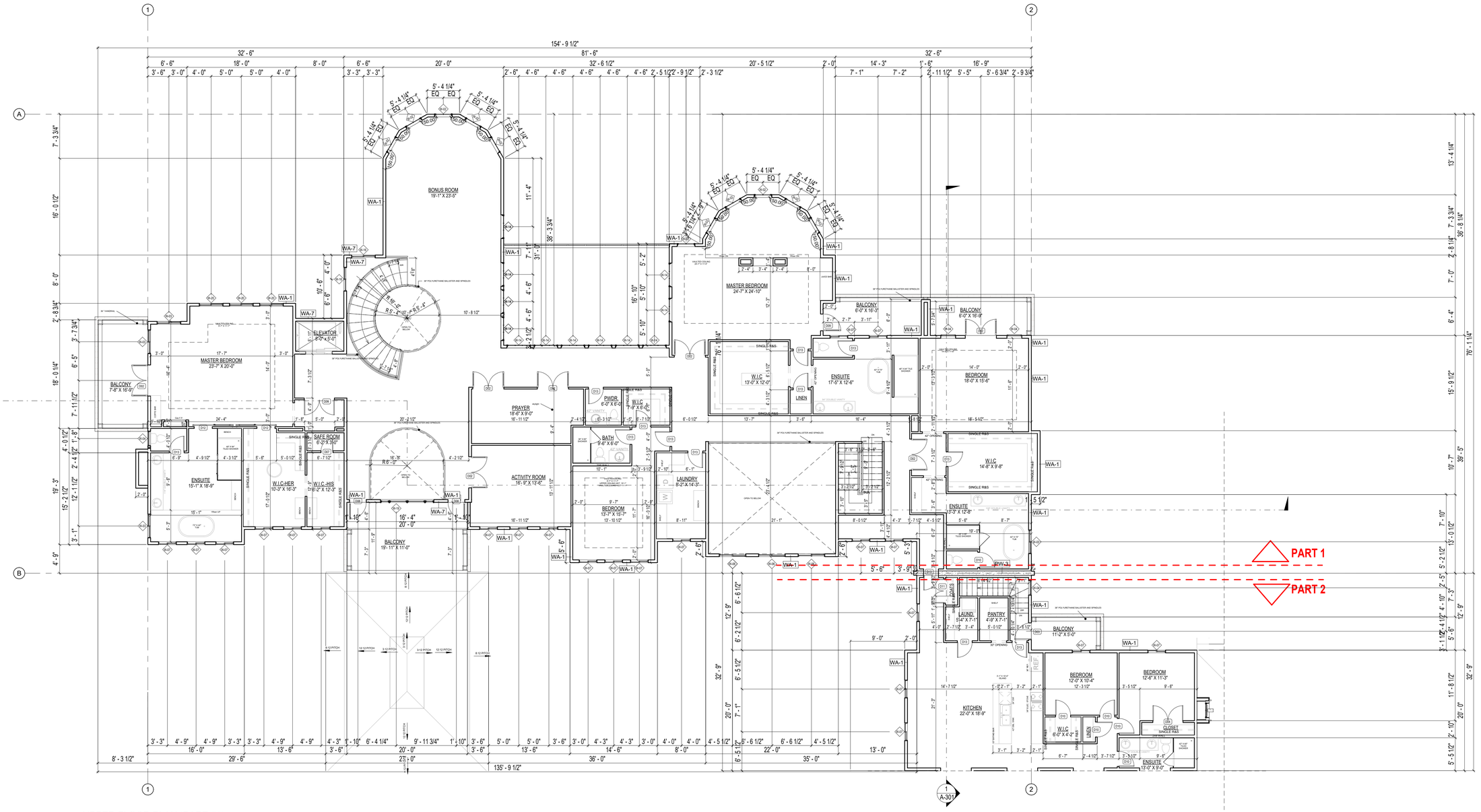
DRAWING TITLE :

UPPER FLOOR PLAN

DRAWING NO.

A-110

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/32" = 1'-0"



1 UPPER FLOOR PLAN (PART #1)
1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

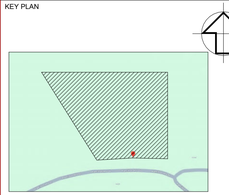
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

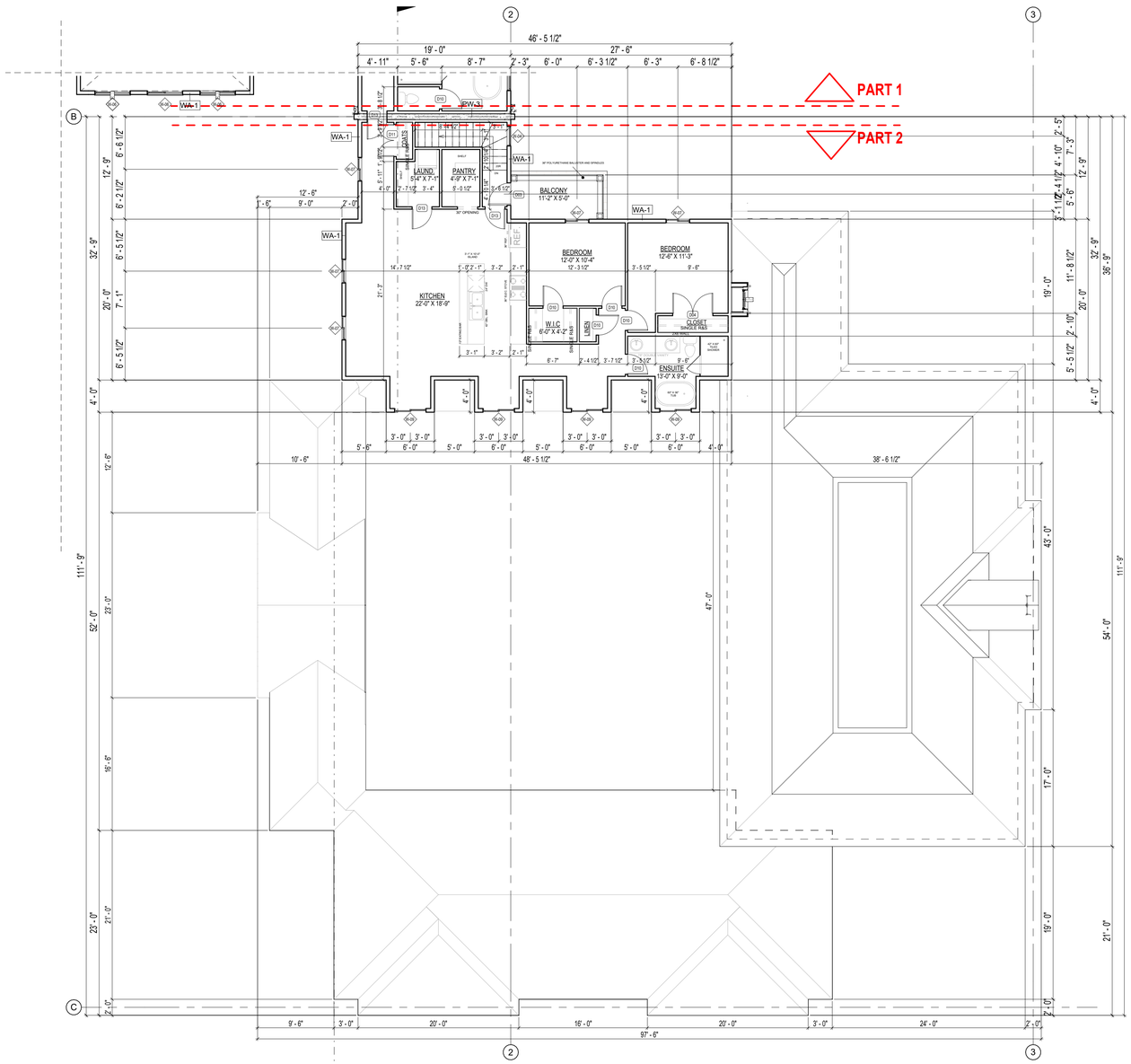
DRAWING TITLE :

UPPER FLOOR PLAN (PART #1)

DRAWING NO.

A-111

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 UPPER FLOOR PLAN (PART #2)
1/8" = 1'-0"

1 A-301

DESIGNED BY:

TRICOR DESIGN GROUP

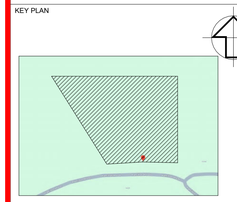
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AB T2E 6K3

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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

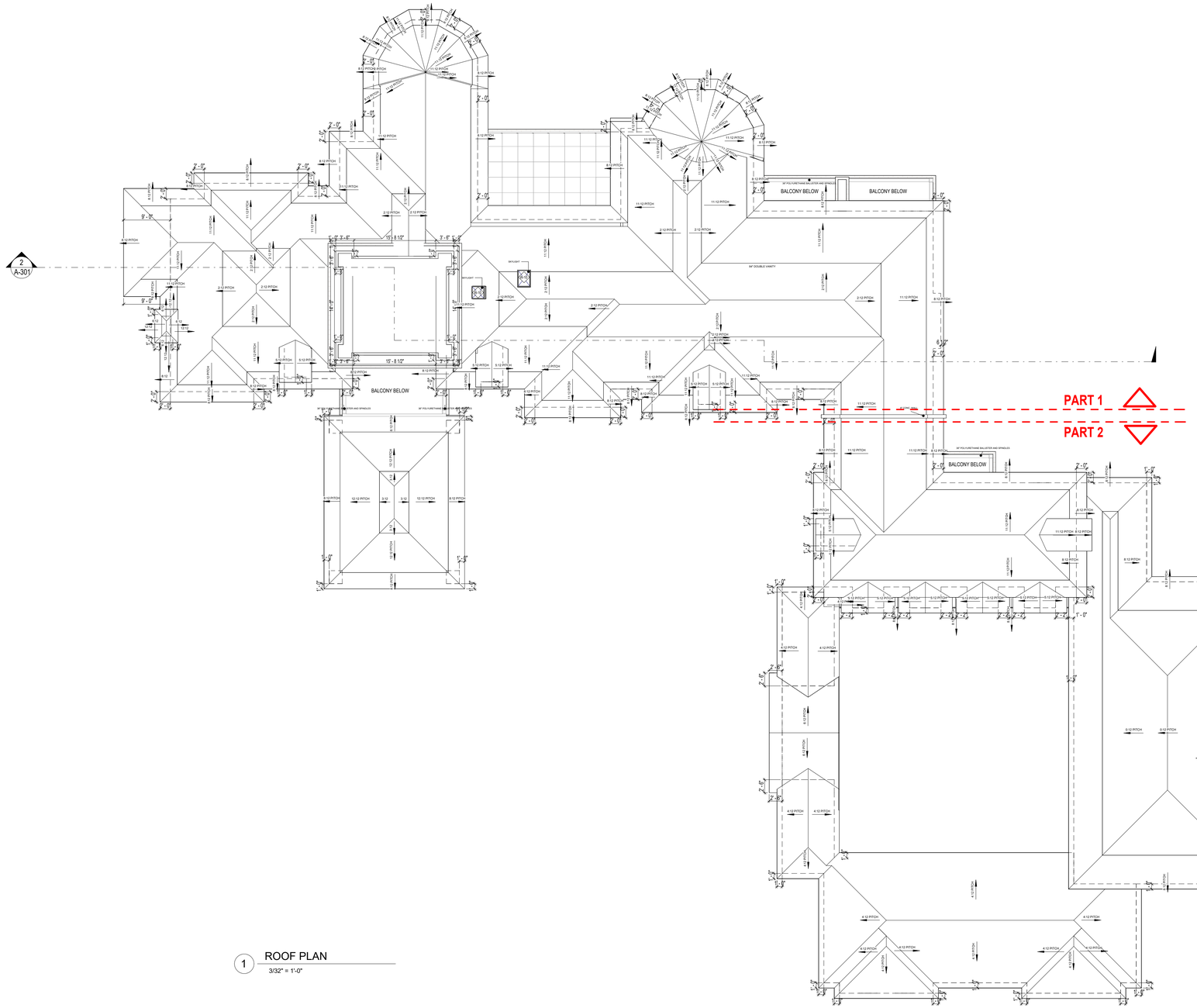
DRAWING TITLE :

UPPER FLOOR PLAN (PART #2)

DRAWING NO.

A-112

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 ROOF PLAN
3/32" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

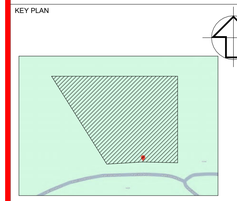
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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KEY PLAN



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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

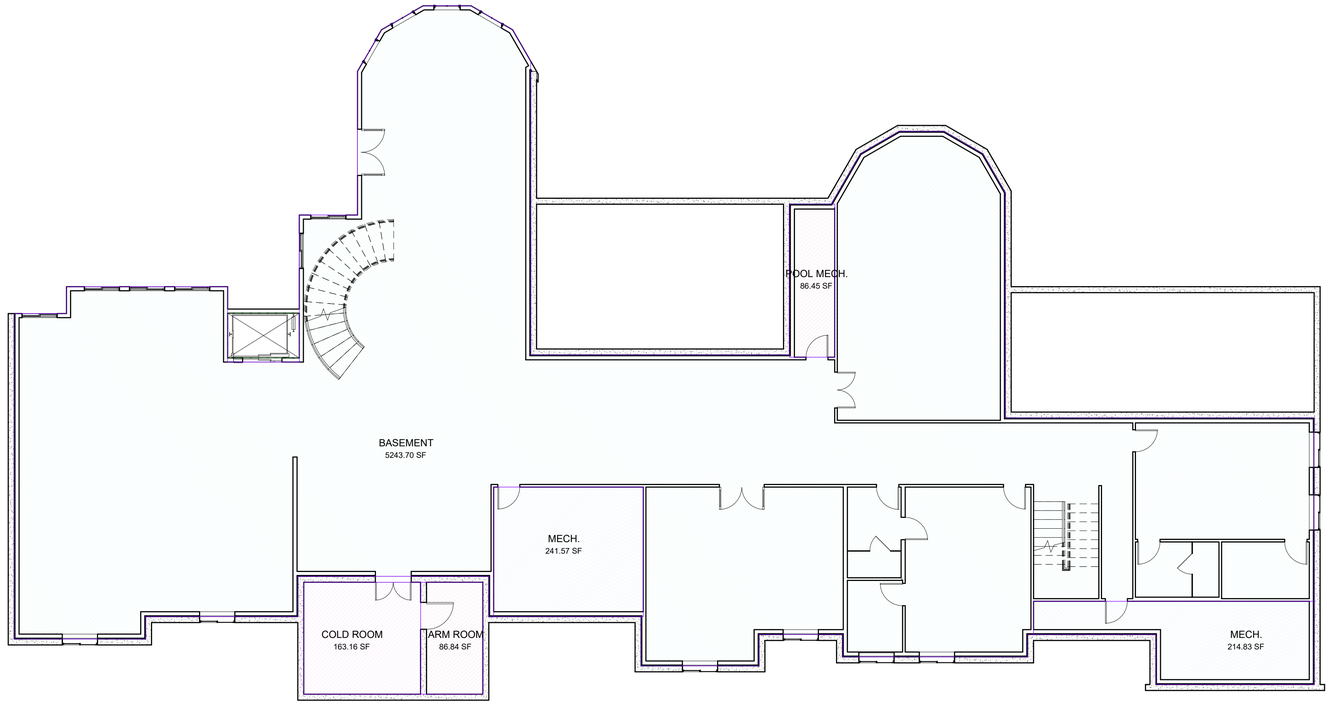
DRAWING TITLE :

ROOF PLAN

DRAWING NO.

A-113

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/32" = 1'-0"



1 BASEMENT AREA FLOOR PLAN
1/8" = 1'-0"

5493.70 SQ.FT.
(NOT INC. MECH.S)
9'-2" CEILING HGT.
MECH. AREA= 456.40 SQ.FT.

DWELLING

AREA SCHEDULE

FLOOR PLANS	SQ. FT.	SQ. M.
MAIN FLOOR	5985.03	556.03
UPPER FLOOR	6778.18	629.71
TOTAL	12763.21	1185.74
BASEMENT FLOOR	5493.70	510.38
GRAND TOTAL	18256.91	1696.12
GARAGE	4171.04	387.50
PATIO	282.00	26.20
PORCH	1129.22	104.91
UPPER BALCONY	664.01	61.69
BARBEQUE AREA	483.00	44.87
COURTYARD	2740.00	254.55
MULTI-PURPOSE	824.96	76.64

DESIGNED BY:

TRICOR DESIGN GROUP

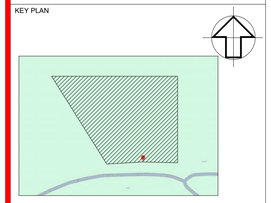
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

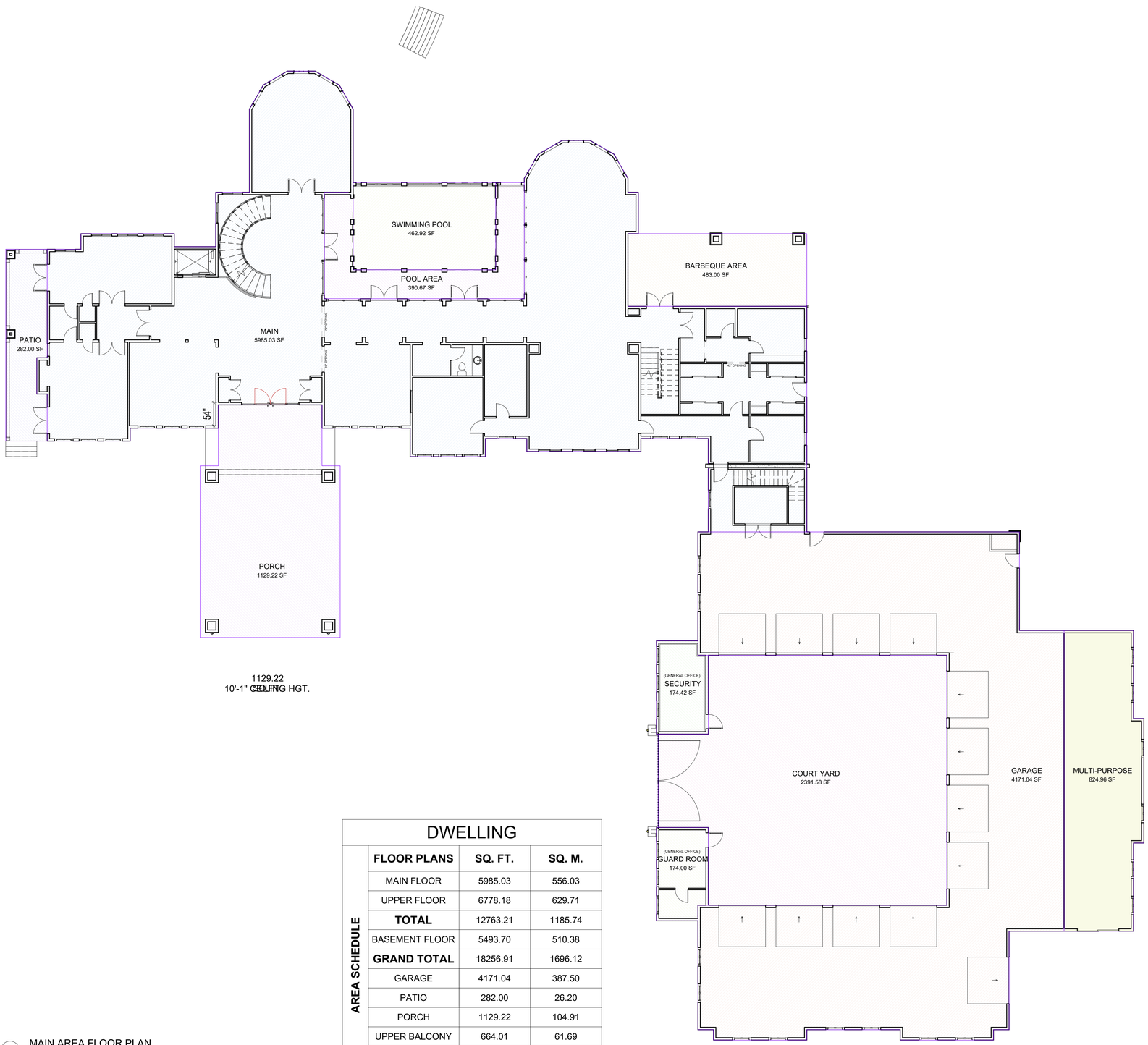
ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
BASEMENT AREA FLOOR PLAN

DRAWING NO.
A-114

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



1 MAIN AREA FLOOR PLAN
1" = 10'-0"

DWELLING			
AREA SCHEDULE	**FLOOR PLANS**	**SQ. FT.**	**SQ. M.**
	MAIN FLOOR	5985.03	556.03
	UPPER FLOOR	6778.18	629.71
	TOTAL	12763.21	1185.74
	BASEMENT FLOOR	5493.70	510.38
	GRAND TOTAL	18256.91	1696.12
	GARAGE	4171.04	387.50
	PATIO	282.00	26.20
	PORCH	1129.22	104.91
	UPPER BALCONY	664.01	61.69
	BARBEQUE AREA	483.00	44.87
	COURTYARD	2740.00	254.55
	MULTI-PURPOSE	824.96	76.64

DESIGNED BY:

TRICOR DESIGN GROUP

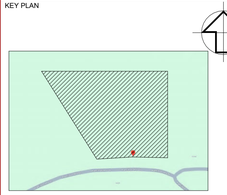
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

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CALGARY, AB
AB T2E 6K3

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KEY PLAN



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ISSUES:

NO.	DATE	DESCRITION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

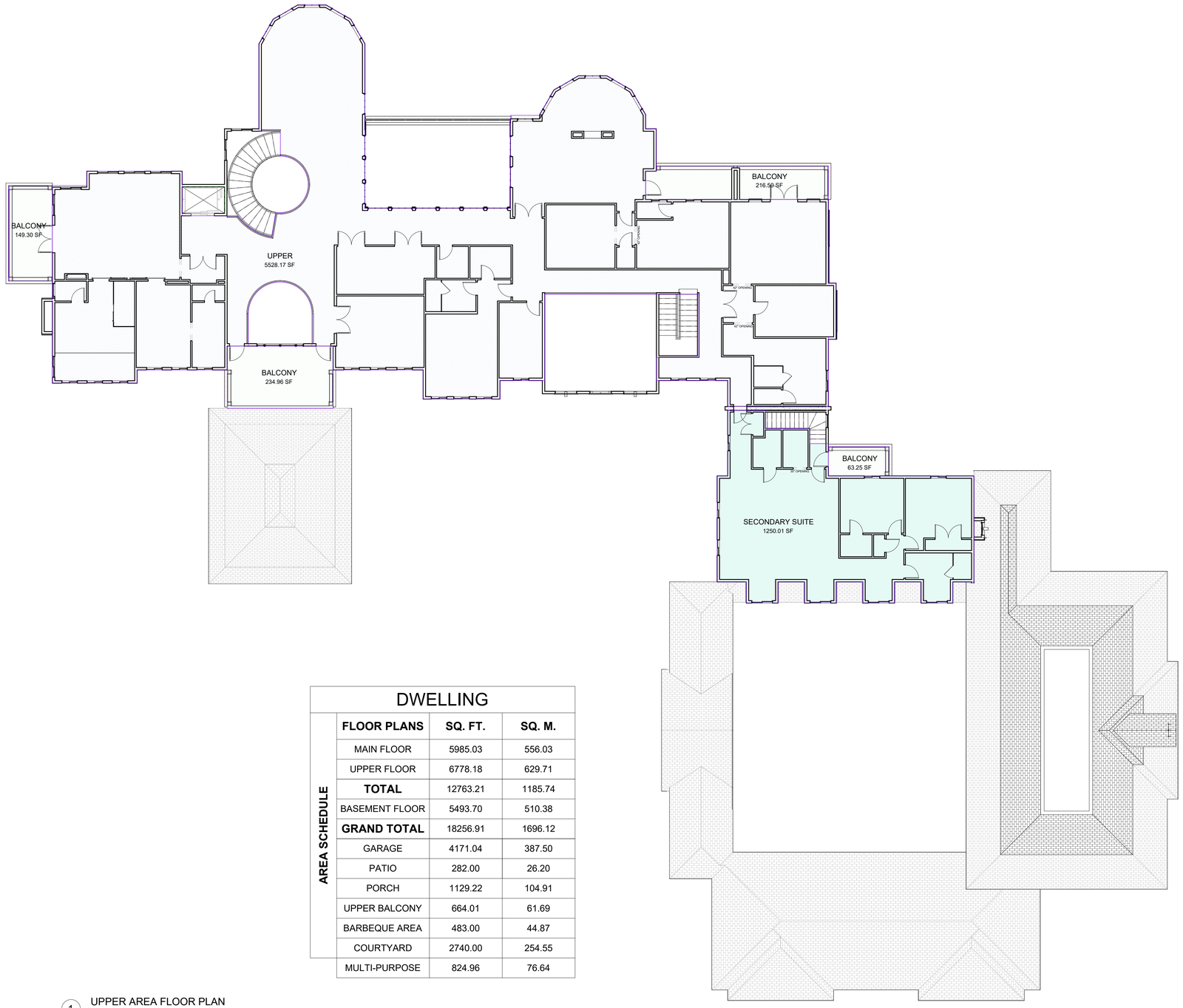
ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
MAIN FLOOR AREA PLAN

DRAWING NO.
A-115

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1" = 10'-0"



DWELLING			
AREA SCHEDULE	**FLOOR PLANS**	**SQ. FT.**	**SQ. M.**
	MAIN FLOOR	5985.03	556.03
	UPPER FLOOR	6778.18	629.71
	TOTAL	12763.21	1185.74
	BASEMENT FLOOR	5493.70	510.38
	GRAND TOTAL	18256.91	1696.12
	GARAGE	4171.04	387.50
	PATIO	282.00	26.20
	PORCH	1129.22	104.91
	UPPER BALCONY	664.01	61.69
	BARBEQUE AREA	483.00	44.87
	COURTYARD	2740.00	254.55
	MULTI-PURPOSE	824.96	76.64

1 UPPER AREA FLOOR PLAN
1" = 10'-0"

1129.22
(NOT INC. STAIRS & DBL. HGT)
10'-1" CEILING HGT.

DESIGNED BY:

TRICOR DESIGN GROUP

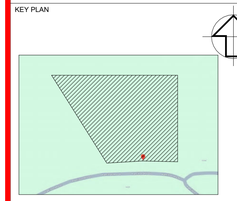
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AB T2E 6K3

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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

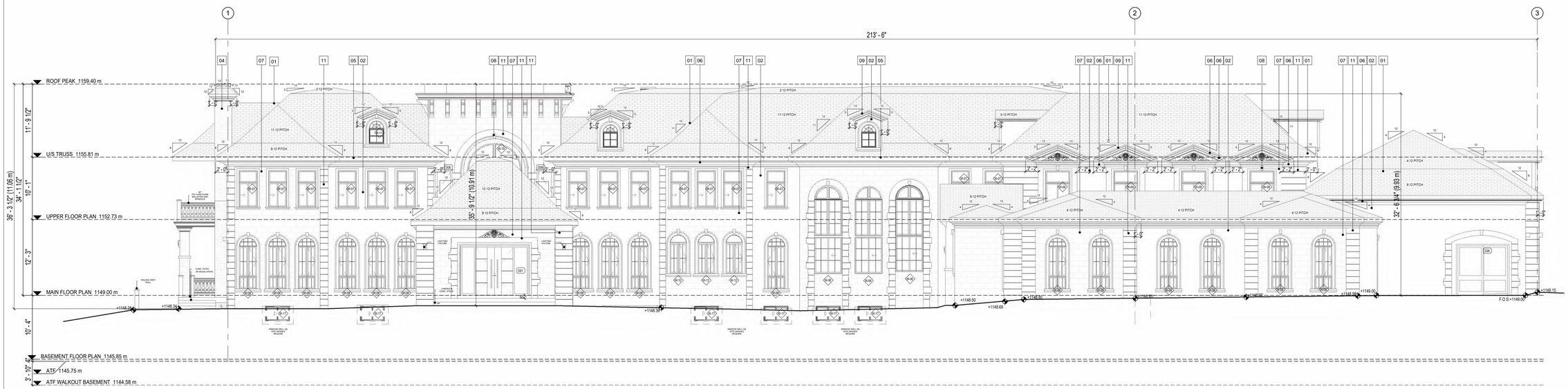
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
UPPER FLOOR AREA PLAN

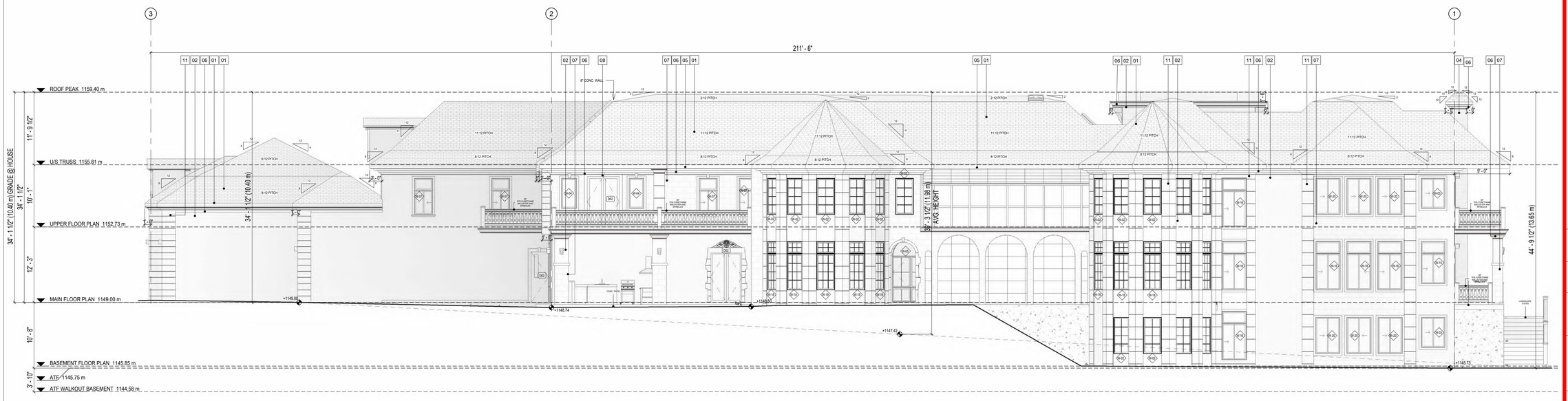
DRAWING NO.
A-116

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1" = 10'-0"

TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	SHADOW BLACK ASPHALT SHINGLES
02	ARCTIC WHITE STUCCO
03	ARCTIC WHITE LIMESTONE CAP
04	WEST HAVEN LIMESTONE VENEER
05	8" PRE-FINISHED BLACK METAL FASCIA
06	ARCTIC WHITE CORNICE
07	MORNING MIST LIMESTONE VENEER
08	ARCTIC WHITE KEY STONE
09	ARCTIC WHITE ASPHALT SHINGLES
10	PRE-FINISHED BLACK SOFFIT
11	ARCTIC WHITE STUCCO WITH GROOVES



1 FRONT (SOUTH EAST) ELEVATION
1/8" = 1'-0"



2 REAR (NOTRH WEST) ELEVATION
1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

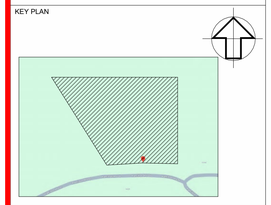
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CALGARY, AB
AB T2E 6K3

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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

FRONT & REAR ELEVATIONS

DRAWING NO.

A-201

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"

TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	SHADOW BLACK ASPHALT SHINGLES
02	ARCTIC WHITE STUCCO
03	ARCTIC WHITE LIMESTONE CAP
04	WEST HAVEN LIMESTONE VENEER
05	8" PRE-FINISHED BLACK METAL FASCIA
06	ARCTIC WHITE CORNICE
07	MORNING MIST LIMESTONE VENEER
08	ARCTIC WHITE KEY STONE
09	ARCTIC WHITE ASPHALT SHINGLES
10	PRE-FINISHED BLACK SOFFIT
11	ARCTIC WHITE STUCCO WITH GROOVES

MATERIAL PALETTE

	FINISH	MATERIAL	COLOR
1	MAIN ROOF FINISH	ASPHALT SHINGLES	SHADOW BLACK
2	DORMER ROOF FINISH	ASPHALT SHINGLES	ARCTIC WHITE
3	PRE FINISHED METAL FASCIA & SOFFIT	METAL	BLACK
4	PRIMARY WALLS	STUCCO	ARCTIC WHITE
5	DOORS / WINDOWS FINISH	ALUMINUM & GLASS	NOVEMBER STORMS
6	LIMESTONE WALLS	STONE VENEER	MORNING MIST



PRIMARY WALLS
CLOVERDALE TO MATCH STUCCO
ARCTIC WHITE



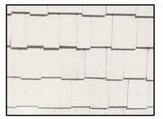
LIMESTONE WALL
CANYON STONE CANADA STONE VENEER
MORNING MIST



DOORS / WINDOWS FINISH
CLOVERDALE ALUMINUM & GLASS
NOVEMBER STORMS



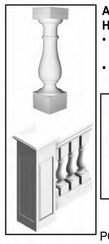
MAIN ROOF FINISH
IKO ROOF SHINGLE ARMOURSHAKE ASPHALT SHINGLES
SHADOW BLACK



DORMER ROOF FINISH
IKO ROOF SHINGLE ARMOURSHAKE ASPHALT SHINGLES
ARCTIC WHITE



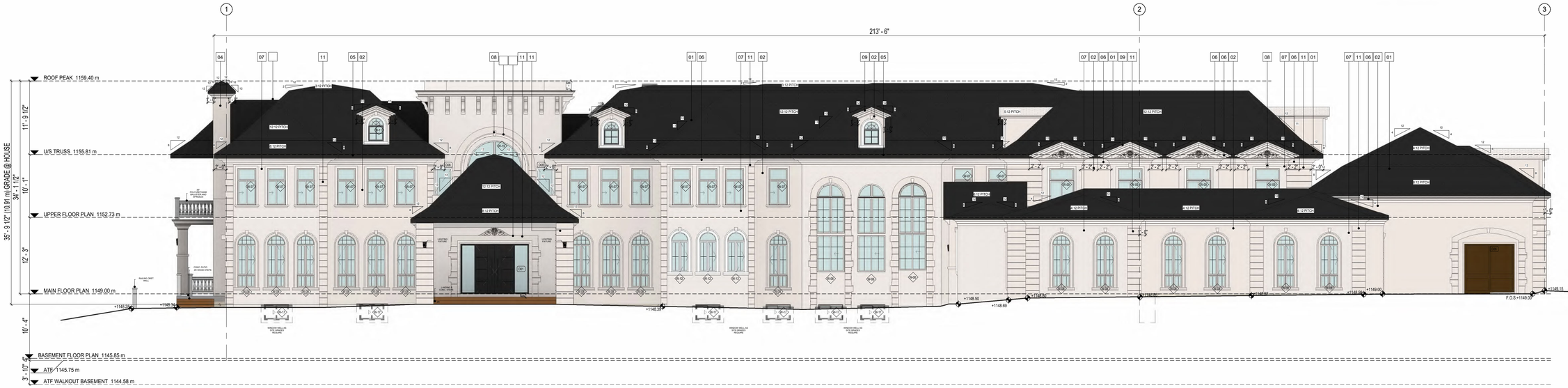
PRE FINISHED METAL FASCIA & SOFFIT
ROYAL METAL
BLACK



Actual Width: 5 1/4"
HEIGHT:
- 22" Baluster: 35" – 37" FOR DECK & TERRAS
- 24" Baluster: 37" – 39" FOR STAIRS



RAILING FINISH
AMERICAN PORCH POLYURETHANE BALUSTER AND SPINDLES



1 COLOURED FRONT (SOUTH EAST) ELEVATION
1/8" = 1'-0"



2 COLOURED REAR (NOTRH WEST) ELEVATION
1/8" = 1'-0"

DESIGNED BY:

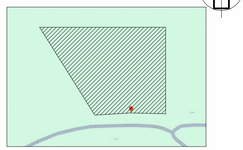
TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE, CALGARY, AB. AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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02				
03				
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

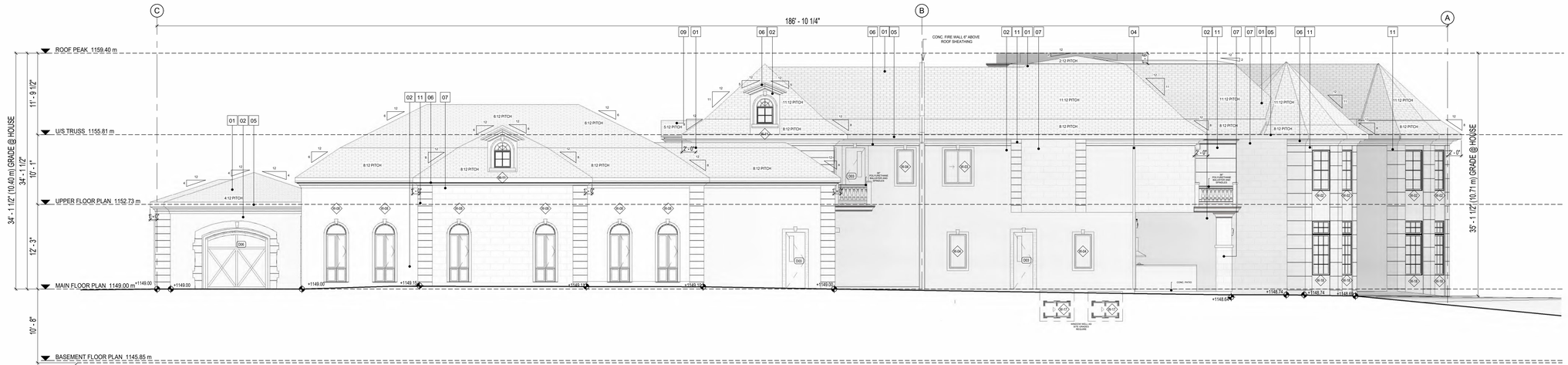
DRAWING SET :
DEVELOPMENT PERMIT SET

DRAWING TITLE :
COLOURED FRONT & REAR ELEVATIONS

DRAWING NO.
A-202

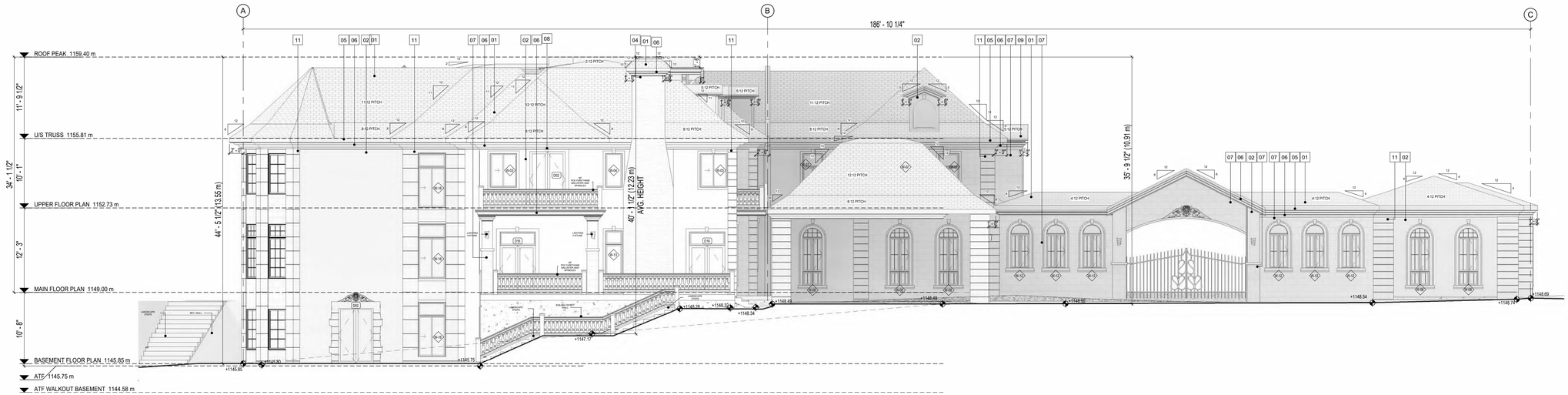
PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"

TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	SHADOW BLACK ASPHALT SHINGLES
02	ARCTIC WHITE STUCCO
03	ARCTIC WHITE LIMESTONE CAP
04	WEST HAVEN LIMESTONE VENEER
05	8" PRE-FINISHED BLACK METAL FASCIA
06	ARCTIC WHITE CORNICE
07	MORNING MIST LIMESTONE VENEER
08	ARCTIC WHITE KEY STONE
09	ARCTIC WHITE ASPHALT SHINGLES
10	PRE-FINISHED BLACK SOFFIT
11	ARCTIC WHITE STUCCO WITH GROOVES



1 RIGHT (NORTH EAST) ELEVATION

1/8" = 1'-0"



2 LEFT (SOUTH WEST) ELEVATION

1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

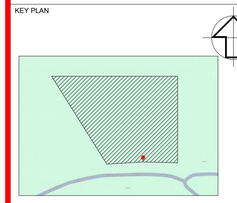
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE, CALGARY, AB AB T2E 6K3

PHONE: (403)203-1970
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

RIGHT & LEFT ELEVATIONS

DRAWING NO.

A-203

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"

TRC_SCHEDULE OF FINISHES	
MARK	NAME
01	SHADOW BLACK ASPHALT SHINGLES
02	ARCTIC WHITE STUCCO
03	ARCTIC WHITE LIMESTONE CAP
04	WEST HAVEN LIMESTONE VENEER
05	8" PRE-FINISHED BLACK METAL FASCIA
06	ARCTIC WHITE CORNICE
07	MORNING MIST LIMESTONE VENEER
08	ARCTIC WHITE KEY STONE
09	ARCTIC WHITE ASPHALT SHINGLES
10	PRE-FINISHED BLACK SOFFIT
11	ARCTIC WHITE STUCCO WITH GROOVES

MATERIAL PALETTE

	FINISH	MATERIAL	COLOR
1	MAIN ROOF FINISH	ASPHALT SHINGLES	SHADOW BLACK
2	DORMER ROOF FINISH	ASPHALT SHINGLES	ARCTIC WHITE
3	PRE FINISHED METAL FASCIA & SOFFIT	METAL	BLACK
4	PRIMARY WALLS	STUCCO	ARCTIC WHITE
5	DOORS / WINDOWS FINISH	ALUMINUM & GLASS	NOVEMBER STORMS
6	LIMESTONE WALLS	STONE VENEER	MORNING MIST



PRIMARY WALLS
CLOVERDALE TO MATCH STUCCO
ARCTIC WHITE



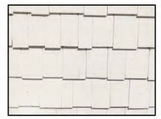
LIMESTONE WALL
CANYON STONE CANADA STONE VENEER
MORNING MIST



DOORS / WINDOWS FINISH
CLOVERDALE ALUMINUM & GLASS
NOVEMBER STORMS



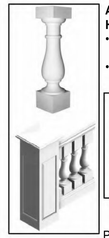
MAIN ROOF FINISH
IKO ROOF SHINGLE ARMOURSHAKE ASPHALT SHINGLES
SHADOW BLACK



DORMER ROOF FINISH
IKO ROOF SHINGLE ARMOURSHAKE ASPHALT SHINGLES
ARCTIC WHITE



PRE FINISHED METAL FASCIA & SOFFIT
ROYAL METAL
BLACK



Actual Width: 5 1/4"
HEIGHT:
- 22" Baluster: 35" – 37" FOR DECK & TERRAS
- 24" Baluster: 37" – 39" FOR STAIRS



RAILING FINISH
AMERICAN PORCH POLYURETHANE BALUSTER AND SPINDLES



1 COLOURED RIGHT (NORTH EAST) ELEVATION
1/8" = 1'-0"



2 COLOURED LEFT (SOUTH WEST) ELEVATION
1/8" = 1'-0"

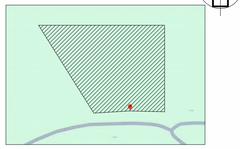
DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.
tricordesigns.com

#202 - 4216 10 STREET NE, CALGARY, AB AB T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
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REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
MIGHTY HOMES INC.

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :
DEVELOPMENT PERMIT SET

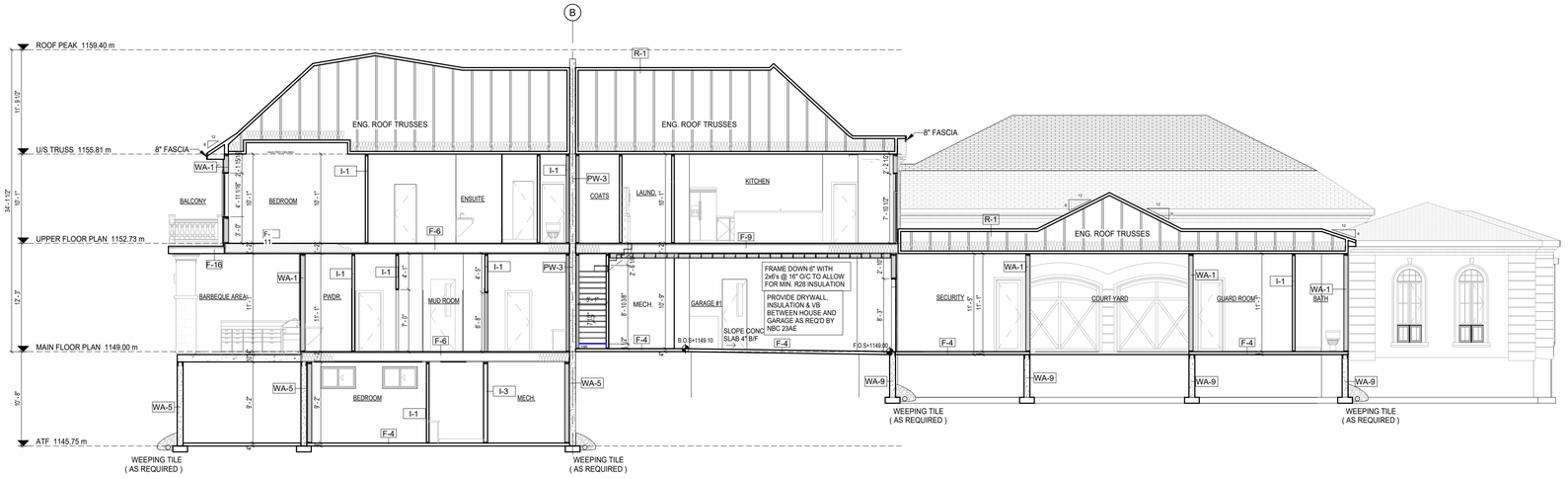
DRAWING TITLE :
COLOURED RIGHT & LEFT ELEVATIONS

DRAWING NO.
A-204

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"

NOTES:

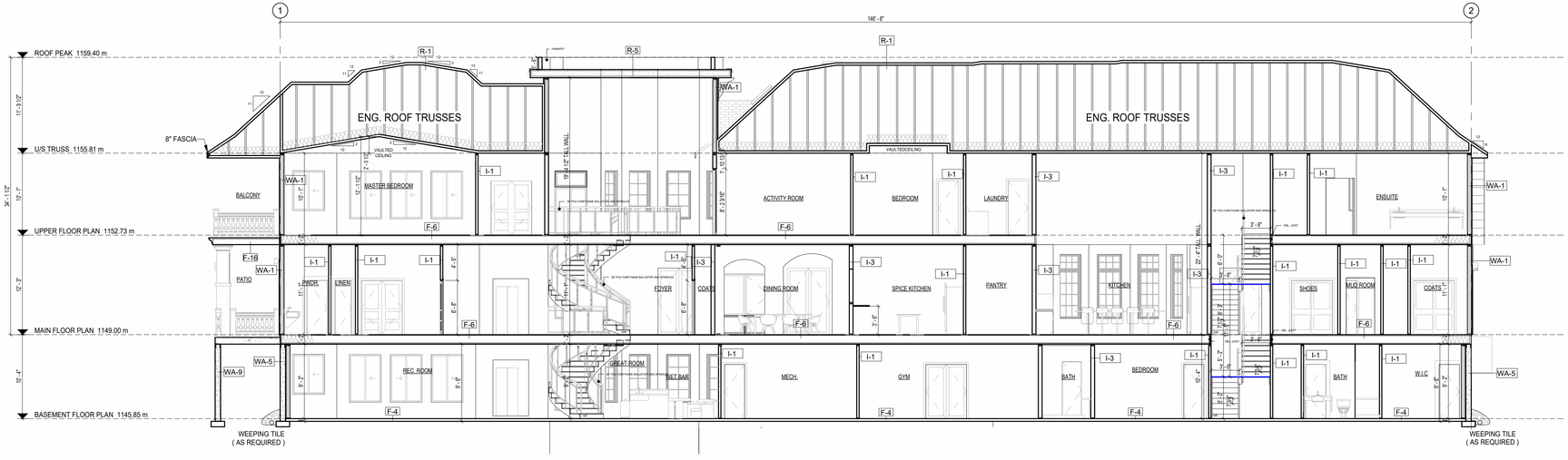
- FOLLOW ENGINEERING DESIGN FOR ALL SIZES AND SPECES.



1 SECTION 1
1/8" = 1'-0"







2 SECTION 2
1/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

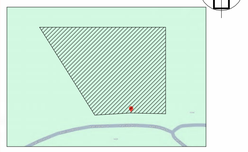
RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10 STREET NE,
CALGARY, AB
AB T2E 6K3

PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN



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NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

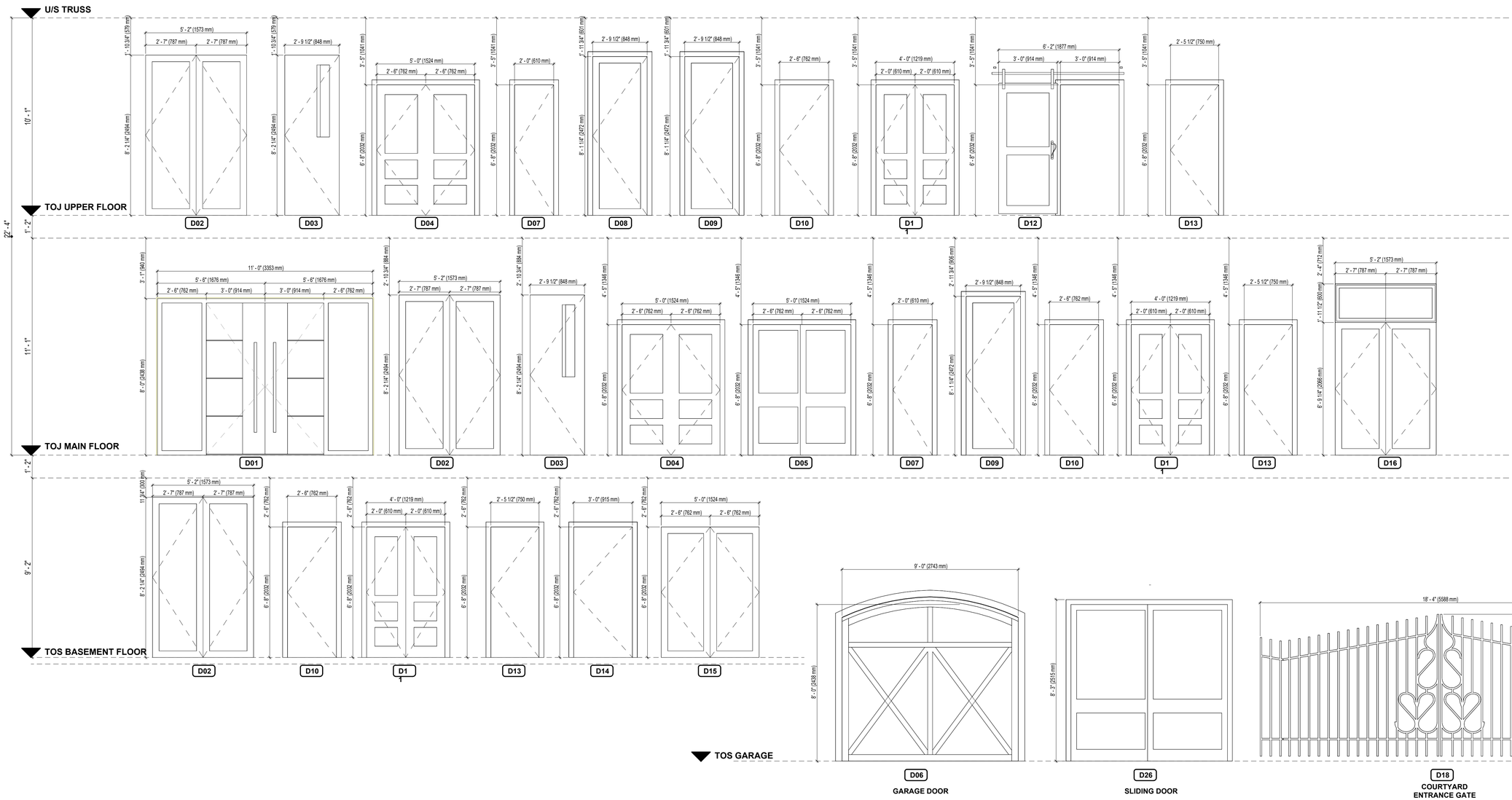
DRAWING TITLE :

BUILDING SECTIONS

DRAWING NO.

A-301

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 1/8" = 1'-0"



DESIGNED BY:

TRICOR DESIGN GROUP

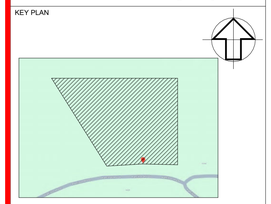
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01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
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05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

DOORS SCHEDULE

DRAWING NO.

A-401

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/8" = 1'-0"



DESIGNED BY:

TRICOR DESIGN GROUP

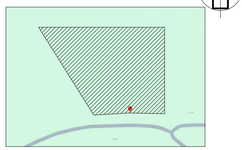
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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
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04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

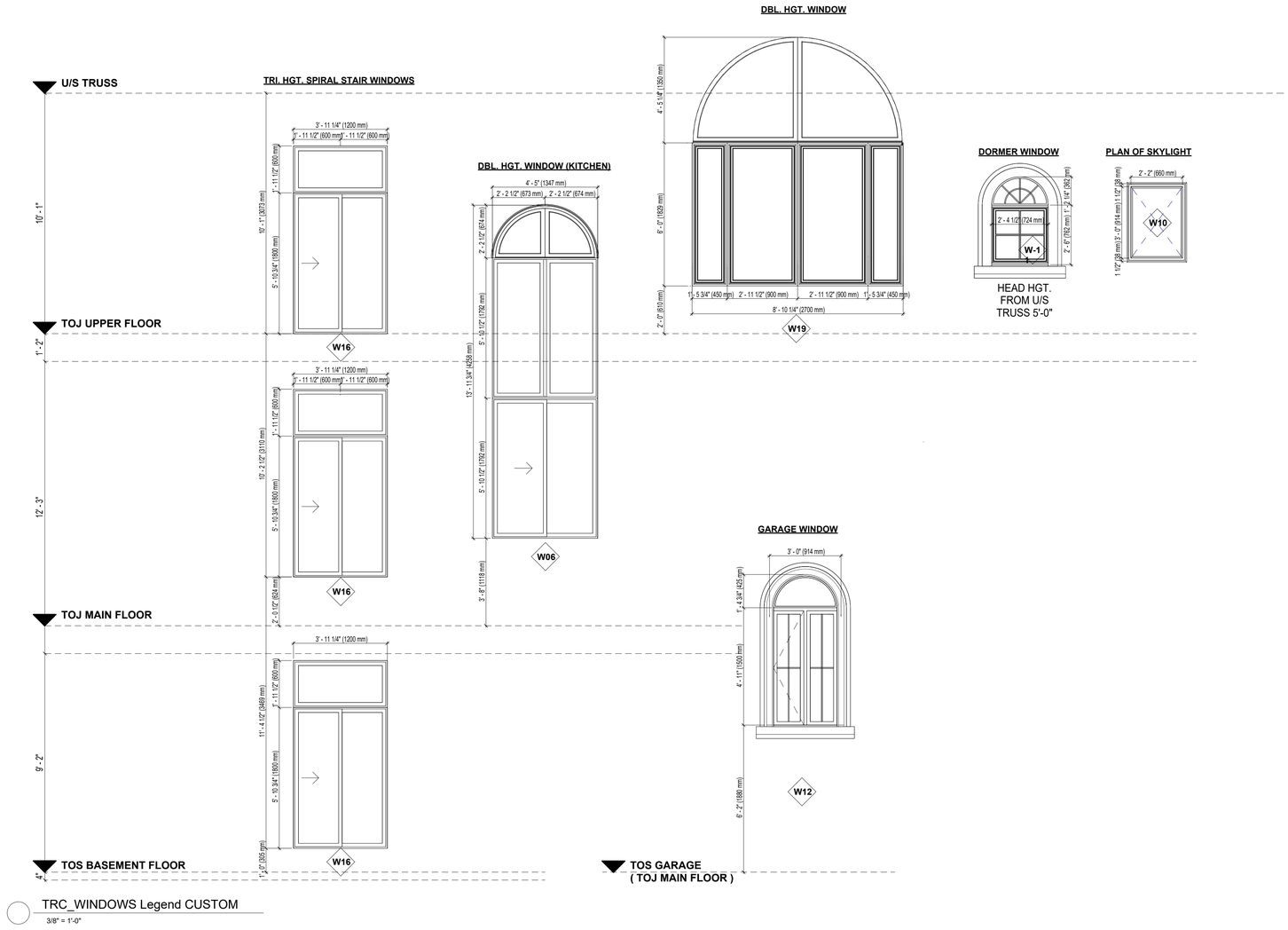
DRAWING TITLE :

WINDOWS SCHEDULE

DRAWING NO.

A-402

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/8" = 1'-0"



TRC_WINDOWS Legend CUSTOM

3/8" = 1'-0"

DESIGNED BY:

TRICOR DESIGN GROUP

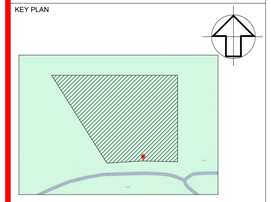
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KEY PLAN



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ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2026-06-08	DEVELOPMENT PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :

MIGHTY HOMES INC.

PROJECT :

SINGLE FAMILY HOME

ADDRESS:

[redacted]

FOOTHILLS COUNTY, AB.
Lot 24, Block 3, Plan 251 2067

DRAWING SET :

DEVELOPMENT PERMIT SET

DRAWING TITLE :

WINDOWS SCHEDULE #2

DRAWING NO.

A-403

PROJECT NO. :	CHECKED BY:	DATE:
24-09923	E.Z	2026-06-08
	DRAWN BY: T.I	SCALE: 3/8" = 1'-0"

OSPREY ENGINEERING INC.
OFFICE: 512 MAIN STREET N. · DIAMOND VALLEY, ALBERTA · T0L 2A0 CANADA
MAILING: BOX 1367 · BLACK DIAMOND, ALBERTA · T0L 0H0 CANADA
TEL: 403.933.2226 · EMAIL: ospreyeng@gmail.com

30 March 2026 Our file: 251114

Foothills County
309 Macleod Trail, Box 5605
High River, AB T1V 1M7

Attention: Planning and Development

RE: Hamilton Heights Lot 24 (form. 13)
[redacted] (Lot 24, Block 3, Plan 2512067, SW35-21-1-5)
Design Consistence with Stormwater Management Plan

I received the attached design for the above noted parcel on 2026-03-27. I have reviewed the design, and the proposed mitigation for storm drainage concerns is acceptable to ensure consistence with the stormwater management plan for the subdivision:

- *Hamilton Heights Subdivision (SW35-21-1-5) Highway 552 (32 Street West) and 258 Avenue MD of Foothills west of De Winton Stormwater Management Plan* (Kitchen, 2014)

The following recommendations continue to apply, in addition to specific recommendations of the enclosed stormwater management plan:

1. That the development's drainage and grading be constructed as per this report and the most-recent design drawings;
2. Owner shall be responsible for ensuring compliance with the stormwater management plan included in this document;
3. That runoff from the proposed building should be routed to nearby landscape, and
4. Notwithstanding Item 3 (above), all downspouts should be placed such that they discharge at least 1.5 m from the foundation. The area immediately adjacent to the foundation should be graded to ensure positive drainage away from the building.

The following general recommendations are made:

1. That ground elevations at foundation walls shall be set at least 0.3 m above adjacent ground elevations to ensure positive drainage away from the structure;
2. That all buildings shall be located outside areas of concentrated flow;
3. That in conducting any construction the following general guidelines should be observed:
    a. Land should be graded to ensure positive drainage;
    b. Slopes should be kept as gentle as possible and within the range of 1% to 10% for side slopes and 0.5% to 3% for longitudinal slopes in ditches/swales;
    c. Where necessary, limited areas [3 m or less] of steeper side slopes, up to 33% [3H:1V] can be accommodated provided they are adequately protected from erosion;
    d. Slopes greater than those noted above will require specific measures (see below) to ensure erosion is controlled;
    e. Where areas are disturbed, topsoil should be placed to a depth of not less than 300 mm [12″];
    f. Placement of native topsoil from within the parcel is acceptable;
    g. If imported topsoil is used it shall have a clay content less than 40%, be more than 3% organic matter, have a sodium adsorption ratio (SAR) in the "good" range for plant growth, and have a neutral pH;

   h. All disturbed areas should be hydromulched and seeded or sodded to ensure a good cover of vegetation as soon as practical, and
   i. Specific species of vegetation shall be at the proponent's discretion but regardless shall be appropriate for the area and location planted;
4. As the proponent is aware of the legal risks and penalties associated with unauthorized discharge of sediment into a water body, during any construction, the proponent will employ "good housekeeping practices" for erosion and sedimentation control on this site. This includes:
   a. Locating any material stockpiles away from drainage courses, water bodies or areas of concentrated runoff flows;
   b. Protecting stockpiled soil from the effects of wind;
   c. Ensuring material stockpiles will be temporary and will be removed or stabilized as noted below;
   d. Ensuring that all bare earth is suitably stabilized with topsoil and an appropriate mulch and seed mix to allow establishment of vegetative cover as soon as possible. Alternately, bare slopes can be covered with a suitable, commercially available erosion control matting (e.g. coco, hemp, geotextile);
5. Any products proposed for use in erosion and sedimentation control shall be appropriate for their application. If any questions exist in this regard, the owner will contact a professional engineer or other professional skilled in erosion control (e.g. P.Ag. or CPESC) to provide recommendations;
6. A further reference for erosion and sedimentation control best practices is *Field Manual for Erosion and Sedimentation Control* (Calgary (City of), 2017), which is available at no cost from www.calgary.ca.

If you have any questions please contact me.

Yours truly,

Michael A. Kitchen, P.Eng.
President

MAK/

Encl.

cc: Tina Fitzgerald – Telsec
Sara Khedr – Tricor Design Group
Jacky Wang, Robin Li – Richview Engineering Ltd.
File

Richview *Engineering Inc.*
Unit D, 203 38Ave NE Tel: (403)230-3218
Calgary AB T2E 2M3

March 23, 2025 File# 2462

Osprey Engineering

Attn to Mr. Michael Kitchen

Re: Stormwater Technical Memo for the [redacted] Foothills County AB (Lot 24, Block 3, Plan 2512067).

Please note that we have been engaged by the owner to provide a Scope Stormwater Implementation Plan for the above project to support the DP application.

For this project, we are going to construct a new building with concrete driveway, and in order to reduce the runoff volume, we will proposed absorbent landscaping along the south PL (north of the URW). Please refer to attached Site Grading and Overland Drainage Plan for the grading design and overland drainage design. Our intention is to keep the drainage route toward the existing ditch in front of the site and will direct all the impervious area to the pervious area, and then to the absorbent landscaping area to reduce the runoff volume. We have analyst the runoff volume by WBSCC.

Below is a table showing the existing and post-development average runoff, as per the Water Balance Sheet:

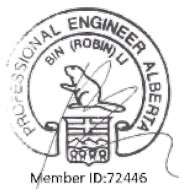
TABLE 1

	Area NO.	Total Area (m2)	Impervious Area (m2)	Pervious Area (m2)	Absorbent Landscaping (m2)	Average Runoff (mm)
Existing Condition	1	10130	0	10130	0	**2.4**
Post Condition	1	10130	2417	6763	950	**2.3**

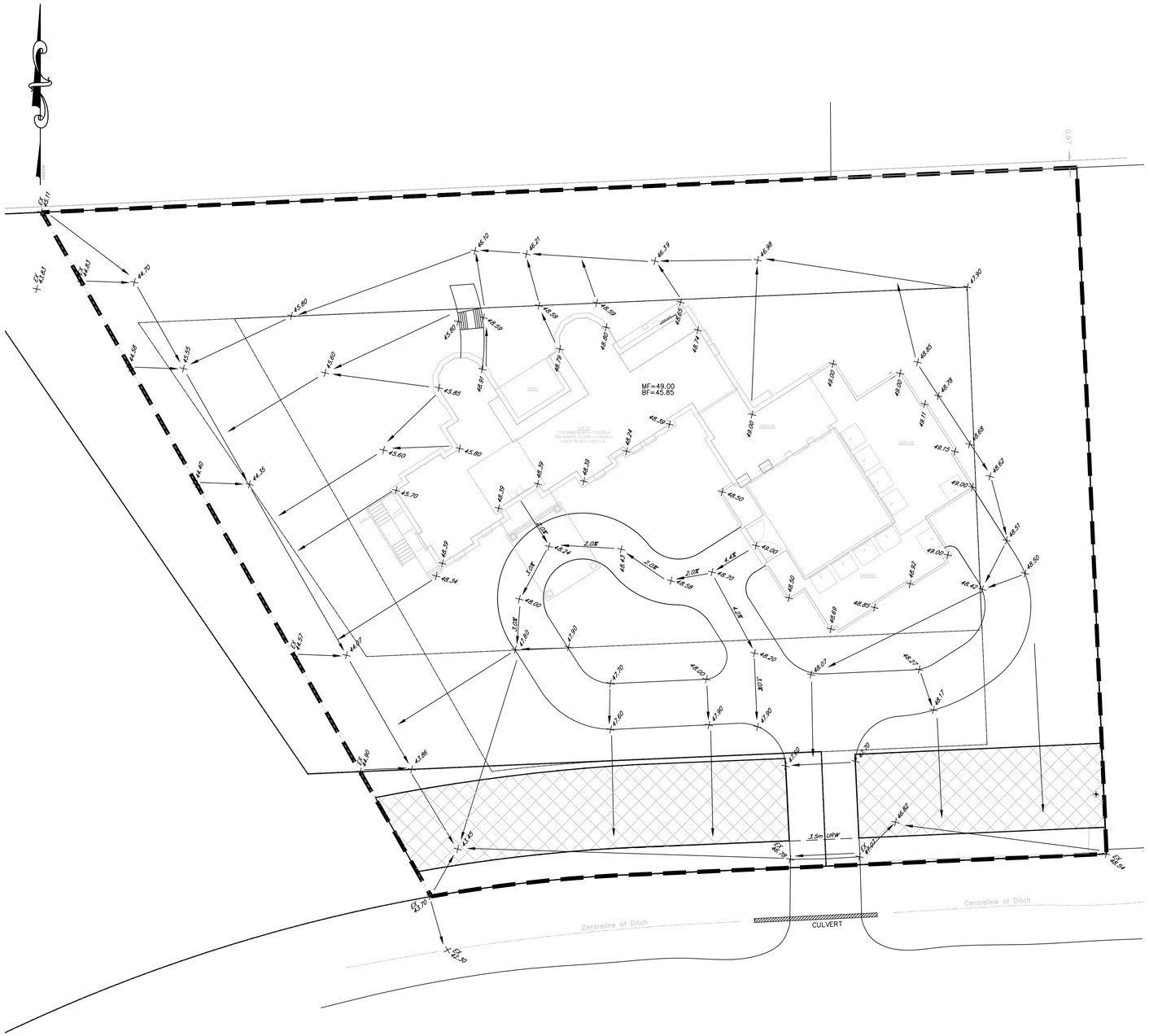
As per the table above, the average runoff under post condition is the same as the existing condition.

Should you have any concern or question, please feel free to contact myself @ 403-230-3218.

Yours truly,



Robin Li P.Eng
Richview Engineering Inc.



STORM CALCULATIONS

TOTAL SITE AREA = 1.013 ha

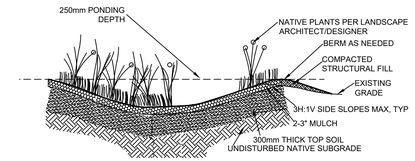
EXISTING CONDITION

TOTAL AREA= 1.013 ha
PERVIOUS AREA ——→ 1.013 ha
RUNOFF VOLUME = 2.4mm

PROPOSED CONDITION

TOTAL AREA= 1.013 ha
IMPERVIOUS AREA ——→ 0.2417 ha
PERVIOUS AREA ——→ 0.7228 ha
ABSORBENT LANDSCAPING AREA ——→ 0.0485 ha
RUNOFF VOLUME = 2.3mm

WE WILL PROVIDE ABSORBENT LANDSCAPING AREA AS SHOWN ON THE PLAN AND DETAIL TO REDUCE THE RUNOFF VOLUME



ABSORBENT LANDSCAPING STRUCTURE

NOTE: THE HEIGHT OF THE RETAINING WALL/CURB IS MEASURED FROM FINISHED GRADES TO FINISHED GRADES. THE FREE-STANDING/BURIED PORTIONS ARE NOT INCLUDED IN THE HEIGHT MEASUREMENT.

- ALL THE SURFACE LAYOUT, INCLUDING THE CURB LAYOUT, BUILDING LAYOUT, ETC, SHOULD FOLLOW THE LATEST SITE PLAN FROM ARCHITECT.
- IF THIS DRAWING IS TO BE USED FOR SURVEY PURPOSE, THE SURVEYOR NEED TO INPUT THIS DRAWING INTO HIS OWN COORDINATE SYSTEM FOR SURVEY LAYOUT.

NOT FOR CONSTRUCTION
UNTIL FINAL APPROVAL IS GRANTED
BY THE FOOTHILL COUNTY

RICHVIEW ENGINEERING INC.
CONSULTING ENGINEERS
SUITE 201, 203 – 38th AVE NE. CALGARY, ALBERTA T2E 2M3
PHONE: (403) 230-3218 FAX: (403) 230-3208

THIS DRAWING MAY NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF RICHVIEW ENGINEERING INC.

NOTES:

1. ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
2. ALL ELEVATIONS REFERENCED TO 1100 GEODETIC DATUM.
3. ALL WORK TO BE DONE TO FOOTHILLS COUNTY SPECIFICATIONS.
4. HEAVY DUTY ASPHALT REQUIRED AS INDICATED.
5. ALL CURB REFER TO ARCHITECTURAL DRAWING FOR DETAILS.
6. ENSURE THAT THE DRAINAGE FROM DOWNSPOUTS IS AWAY FROM BUILDING.
7. MINIMUM OVERHEAD CLEARANCE REQUIRED FOR DUMPING CONTAINERS IS 6.4m.
8. MINIMUM VERTICAL CLEARANCE REQUIRED FOR SANITATION VEHICLES IS 4.3m.
9. HEAVY DUTY ASPHALT TO BE A DEPTH AND CLASS TO CARRY A LOADED COLLECTION VEHICLE OR FIRE TURCK(38,556 kg).
10. ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND SIGNAL POLES WILL BE LOCATED TO ENSURE EASY COLLECTION VEHICLE ACCESS.
11. ALL DRIVEWAY APRONS SHALL BE INSTALLED AS PER FOOTHILLS COUNTY SPECIFICATIONS.

L E G E N D

PROPOSED GRADE	+ 47.79
PROPOSED SLOPE	1.00%
EXISTING GRADE	EX. + 47.79
SLAB ELEVATION	MF=48.75
TOP/BOTTOM OF RETAINING STRUCTURES	+ 47.79 / 47.64
ABSORBENT LANDSCAPING AREA	

MUNICIPAL ADDRESS
[redacted]

LEGAL ADDRESS
LOT 24 BLOCK 3
PLAN 2512067

REVISIONS

REV.	Y	M	D	ISSUE/REVISION DESCRIPTION	DRN	CHK

PERMIT

PERMIT TO PRACTICE
RICHVIEW ENGINEERING INC.
Signature
Date 27 Mar 26
PERMIT NUMBER: P09809
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

SEAL

PROFESSIONAL ENGINEER IN ALBERTA
Member ID:72446

CLIENT

PROJECT

SINGLE FAMILY HOME
[redacted]

DESIGN: RL	SITE SERVICING PLAN			
DRAWN: JW				
CHECKED: RL				
DATE: MAR 23 2026	DEVELOPMENT PERMIT No. DP	PROJECT No. 2462	DWG. No. 01	ISS/REV 00
SCALE: 1:300	DSSP CIRC. No. DSSP			

K:\2462 Hamilton Heights SSP\1drawings\2462.dwg, Grade, 03/27/2026 05:17 pm Jacky

WBSCC

Water Balance Spreadsheet for the City of Calgary
Version 1.2

PROJECT SUMMARY SHEET

Project Name:	[redacted]
Project Description:	PROPOSED Condition
Location:	Foothills County AB
Date:	2026-01-02
Designed by:	Robin Li
Company Name:	Richview Engineering Inc.
Reviewed by:	Robin Li

WBSCC - PROJECT DATA SHEET - Environmental Information

Minimum Temperature to Trigger Runoff (^{o}C)	0
Sublimation Losses (%)	0
Precipitation Multiplication Factor (% Decrease)	0

Month	Is Winter or Summer?	Crop Water Requirement (mm/month)			
		KENTUCKY BLUE GRAS	SAGE BRUSH	Unnamed 1	Unnamed 2
January	Winter	0	0	0	0
February	Winter	0	0	0	0
March	Winter	0	0	0	0
April	Summer	0	0	0	0
May	Summer	110	50	0	0
June	Summer	110	50	0	0
July	Summer	110	60	0	0
August	Summer	110	50	0	0
September	Summer	110	50	0	0
October	Summer	0	20	0	0
November	Winter	0	0	0	0
December	Winter	0	0	0	0

Catchment Area Data

Sub-Catchment	Description of Sub-catchment Use	Area (ha)
Sub-Catchment 1		1.013
Sub-Catchment 2		
Sub-Catchment 3		
Sub-Catchment 4		
Sub-Catchment 5		
Total		1.013

Pond Area Data

Pond	Description of Pond	Pond Area (m^2)
Pond 1		0
Pond 2		0

WBSCC - PROJECT DATA SHEET - Environmental Information (Cont'd.)

Actual to Potential Evapotranspiration Modification Factors

Sand		Silt		Clay		Customized Media	
AW/AWC	F	AW/AWC	F	AW/AWC	F	AW/AWC	F
0	0	0	0	0	0	0	0
0.2	1	0.2	0.1	0.2	0.05	0.2	0.1
0.4	1	0.4	0.8	0.4	0.3	0.4	0.5
0.6	1	0.6	1	0.6	0.6	0.6	0.7
0.8	1	0.8	1	0.8	0.95	0.8	0.9
1	1	1	1	1	1	1	1
50	1	50	1	50	1	50	1
100	1	100	1	100	1	100	1

AW: Available Water Content (mm)
AWC: Available Water Capacity (mm)

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Parameters, Runoff Allocation

Usage:

Sub-catchment Parameters		Cover Type					
		Impervious Surface	Pervious Surface	Absorbent Landscaping	Green Roof Media	Bioretention/ Bioswale Medium	Unassigned Area
Area (Total: 1.013)	(ha)	0.2417	0.6763	0.095	0		0
Depression Loss	(mm)	1.6					
Soil Type: Sand					100	90	
Silt			100	100	0	10	
Clay							
Custom							
Unassigned			0	0	0	0	
Soil or Media Depth	(mm)		250	300	200	300	
Porosity			0.46	0.46	0.512	0.46	
Field Capacity			0.271	0.271	0.132	0.271	
Wilting Point			0.126	0.126	0.057	0.126	
Saturated Hydraulic Conductivity	(m/s)		5.00E-06	5.00E-06	2.50E-05	5.00E-06	
Sub-soil Hydraulic Conductivity	(m/s)		1.00E-08	1.00E-08		1.00E-08	
Ponding Depth	(mm)		0	250	0	300	
Inv. Slope of Log. Tension Moisture Curve			4.98	4.98	4.55	4.98	
Subdrain Invert (above bottom of media)	(mm)					0	
Subdrain Capacity	(m^3/s)					0	

% of Runoff Allocated To:	Runoff Allocated from Cover Type/ Facility:						
	Impervious Surface	Pervious Surface	Absorbent Landscaping	Green Roof Media	Bioretention/ Bioswale Media	Storage/ Reuse Tank	Discharge
Pervious Surface	100			0			
Absorbent Landscaping	0	100		0			
Green Roof Media	0						
Storage/ Reuse Tank	0	0	0	0			
Bioretention/Bioswale Media	0	0	0	0			
Discharge	0	0	100	100	100	100	
Pond 1/Pond 2							POND #1

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Crops, Irrigation, Storage/Reuse Tank

Storage/ Reuse Tank Parameters		Values
Tank Water Surface Area (assumed bath tub)	(m^2)	0
Spill Crest Elevation, above Tank Floor	(m)	0
Starting Water Level	(m)	
Minimum Tank Water Elevation for Recharge	(m)	
Maximum Tank Water Elevation for Recharge	(m)	0
Use Recharge from Storm Ponds		No
Recharge Source		POND #1
Additional Non-Potable Demand	(l/s)	0
Municipal Supply Available		No

Ground Cover Crop-Mix Profiles (Mix as %)

Crops	Profile #1	Profile #2	Profile #3
KENTUCKY BLUE GRASS	90	100	50
SAGE BRUSH	10	0	50
Unnamed 1	0	0	0
Unnamed 2	0	0	0
Unassigned	0	0	0

Irrigation Crop Profile or Scheduling Assignment:

Pervious Surface Cover Type			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1
Absorbent Landscaping Cover Type			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1
Green Roof Media			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Weekly Watering Schedule

Weekly Watering Schedule #1 (Depth of Irrigation) (mm)

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan							
Feb							
Mar							
Apr							
May						10	
Jun			10			15	
Jul		10		10		15	
Aug		10		10		15	
Sep			10			15	
Oct							
Nov							
Dec							

Weekly Watering Schedule #2 (Depth of Irrigation) (mm)

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan							
Feb							
Mar							
Apr							
May							30
Jun							30
Jul							30
Aug							30
Sep							30
Oct							
Nov							
Dec							

Precipitation treshold (mm) during irrigation day and preceding two days | 10

SUBCATCHMENT 1	(mm)	(m3)
TOTAL MSC PRECIPITATION	20897.0	211686.6
AVERAGE PRECIPITATION	409.7	
MEDIAN PRECIPITATION	404.7	
TOTAL RUNOFF (INCLUDING SUBDRAIN)	117.6	1191.8
% OF RAINFALL AS RUNOFF	0.6	
AVERAGE RUNOFF (INCLUDING SUBDRAIN)	2.3	23.4
MEDIAN RUNOFF (INCLUDING SUBDRAIN)	0.0	0.0
TOTAL IRRIGATION DEMAND	0.0	0.0
MAXIMUM RUNOFF (ANY TIMESTEP)	31.1	314.6
AVERAGE EVAPORATION	367.6	3724.3
AVERAGE PERCOLATION	15.9	161.4
TOTAL RUNOFF + EVAP + PERCOLATION	385.9	3909.0

SC1: IMPERVIOUS AREA	(mm)	(m3)
TOTAL MSC PRECIPITATION	20897.0	50508.0
TOTAL RUNOFF	15856.8	38325.9
% OF RAINFALL AS RUNOFF	75.9	
AVERAGE RUNOFF	310.9	751.5
MEDIAN RUNOFF	307.0	742.0
MAXIMUM RUNOFF (ANY TIMESTEP)	91.0	219.9
TOTAL RUNON	0.0	0.0
TOTAL DEP STORAGE (EVAPORATION LOSS)	5033.6	12166.2
TOTAL SUBLIMATION LOSS	0.0	0.0
SNOW PACK AT THE END OF SIMULATION	6.6	16.0
WATER BALANCE (OVER PERIOD OF RECORD)	0.0	0.0

SUBCATCHMENT 1

OVERALL WATER BALANCE OVE
TOTAL MSC PRECIPITATION
TOTAL EXTERNAL RUNON
TOTAL RUNOFF (INCLUDING SUB
TOTAL EVAPORATION IMPERVIOU
TOTAL EVAPOTRANSP PERVIOU
TOTAL RECHARGE FROM PONDS
TOTAL PERCOLATION
TOTAL SUBLIMATION LOSSES
SNOW PACK AT THE END OF SIM
TANK WATER BALANCE
WATER BALANCE
CONTINUITY ERROR

SC1: PERVIOUS AREA

TOTAL MSC PRECIPITATION
TOTAL RUNOFF
% OF RAINFALL AS RUNOFF
AVERAGE RUNOFF
MEDIAN RUNOFF
MAXIMUM RUNOFF (ANY TIMESTE
TOTAL IRRIGATION DEMAND
AVERAGE IRRIGATION DEMAND
MEDIAN IRRIGATION DEMAND
TOTAL RUNON
AVERAGE RUNON
MEDIAN RUNON
TOTAL SEEPAGE
AVERAGE SEEPAGE
MEDIAN SEEPAGE
TOTAL EVAPORATION
AVERAGE EVAPORATION
MEDIAN EVAPORATION
TOTAL SUBLIMATION LOSSES
SNOW PACK AT THE END OF SIM

WBSCC

Water Balance Spreadsheet for the City of Calgary
Version 1.2

PROJECT SUMMARY SHEET

Project Name:	[redacted]
Project Description:	Existing Condition
Location:	Foothills County AB
Date:	2026-01-02
Designed by:	Robin Li
Company Name:	Richview Engineering Inc.
Reviewed by:	Robin Li

WBSCC - PROJECT DATA SHEET - Environmental Information

Minimum Temperature to Trigger Runoff (^{o}C)	0
Sublimation Losses (%)	0
Precipitation Multiplication Factor (% Decrease)	0

Month	Is Winter or Summer?	Crop Water Requirement (mm/month)			
		KENTUCKY BLUE GRAS	SAGE BRUSH	Unnamed 1	Unnamed 2
January	Winter	0	0	0	0
February	Winter	0	0	0	0
March	Winter	0	0	0	0
April	Summer	0	0	0	0
May	Summer	110	50	0	0
June	Summer	110	50	0	0
July	Summer	110	60	0	0
August	Summer	110	50	0	0
September	Summer	110	50	0	0
October	Summer	0	20	0	0
November	Winter	0	0	0	0
December	Winter	0	0	0	0

Catchment Area Data

Sub-Catchment	Description of Sub-catchment Use	Area (ha)
Sub-Catchment 1		1.013
Sub-Catchment 2		
Sub-Catchment 3		
Sub-Catchment 4		
Sub-Catchment 5		
Total		1.013

Pond Area Data

Pond	Description of Pond	Pond Area (m^2)
Pond 1		0
Pond 2		0

WBSCC - PROJECT DATA SHEET - Environmental Information (Cont'd.)

Actual to Potential Evapotranspiration Modification Factors

Sand		Silt		Clay		Customized Media	
AW/AWC	F	AW/AWC	F	AW/AWC	F	AW/AWC	F
0	0	0	0	0	0	0	0
0.2	1	0.2	0.1	0.2	0.05	0.2	0.1
0.4	1	0.4	0.8	0.4	0.3	0.4	0.5
0.6	1	0.6	1	0.6	0.6	0.6	0.7
0.8	1	0.8	1	0.8	0.95	0.8	0.9
1	1	1	1	1	1	1	1
50	1	50	1	50	1	50	1
100	1	100	1	100	1	100	1

AW: Available Water Content (mm)
AWC: Available Water Capacity (mm)

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Parameters, Runoff Allocation

Usage:

Sub-catchment Parameters		Cover Type					
		Impervious Surface	Pervious Surface	Absorbent Landscaping	Green Roof Media	Bioretention/ Bioswale Medium	Unassigned Area
Area (Total: 1.013)	(ha)		1.013	0	0	0	0
Depression Loss	(mm)	1.6					
Soil Type: Sand					100	90	
Silt			100	100	0	10	
Clay							
Custom							
Unassigned			0	0	0	0	
Soil or Media Depth	(mm)		250	300	200	600	
Porosity			0.46	0.46	0.512	0.469	
Field Capacity			0.271	0.271	0.132	0.092	
Wilting Point			0.126	0.126	0.057	0.038	
Saturated Hydraulic Conductivity	(m/s)		5.00E-06	5.00E-06	2.50E-05	3.50E-05	
Sub-soil Hydraulic Conductivity	(m/s)		1.00E-08	1.00E-08		1.00E-06	
Ponding Depth	(mm)		0	0	0	300	
Inv. Slope of Log. Tension Moisture Curve			4.98	4.98	4.55	4.32	
Subdrain Invert (above bottom of media)	(mm)					0	
Subdrain Capacity	(m^3/s)					0	

% of Runoff Allocated To:	Runoff Allocated from Cover Type/ Facility:						
	Impervious Surface	Pervious Surface	Absorbent Landscaping	Green Roof Media	Bioretention/ Bioswale Media	Storage/ Reuse Tank	Discharge
Pervious Surface	0			0			
Absorbent Landscaping	0	0		0			
Green Roof Media	0						
Storage/ Reuse Tank	0	0	0	0			
Bioretention/Bioswale Media	0	0	0	0			
Discharge	100	100	100	100	100	100	
Pond 1/Pond 2							POND #1

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Crops, Irrigation, Storage/Reuse Tank

Storage/ Reuse Tank Parameters		Values
Tank Water Surface Area (assumed bath tub)	(m^2)	0
Spill Crest Elevation, above Tank Floor	(m)	0
Starting Water Level	(m)	
Minimum Tank Water Elevation for Recharge	(m)	
Maximum Tank Water Elevation for Recharge	(m)	0
Use Recharge from Storm Ponds		No
Recharge Source		POND #1
Additional Non-Potable Demand	(l/s)	0
Municipal Supply Available		No

Ground Cover Crop-Mix Profiles (Mix as %)

Crops	Profile #1	Profile #2	Profile #3
KENTUCKY BLUE GRASS	90	100	50
SAGE BRUSH	10	0	50
Unnamed 1	0	0	0
Unnamed 2	0	0	0
Unassigned	0	0	0

Irrigation Crop Profile or Scheduling Assignment:

Pervious Surface Cover Type			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1
Absorbent Landscaping Cover Type			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1
Green Roof Media			
Use Irrigation Schedule	No	Schedule Number	1
Use Crop Demand Profile	No	Profile Number	1

WBSCC - PROJECT DATA SHEET - Sub-Catchment 1: Weekly Watering Schedule

Weekly Watering Schedule #1 (Depth of Irrigation) (mm)

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan							
Feb							
Mar							
Apr							
May						10	
Jun			10			15	
Jul		10		10		15	
Aug		10		10		15	
Sep			10			15	
Oct							
Nov							
Dec							

Weekly Watering Schedule #2 (Depth of Irrigation) (mm)

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Jan							
Feb							
Mar							
Apr							
May							30
Jun							30
Jul							30
Aug							30
Sep							30
Oct							
Nov							
Dec							

Precipitation treshold (mm) during irrigation day and preceding two days | 10

SUBCATCHMENT 1	(mm)	(m3)
TOTAL MSC PRECIPITATION	20897.0	211686.6
AVERAGE PRECIPITATION	409.7	
MEDIAN PRECIPITATION	404.7	
TOTAL RUNOFF (INCLUDING SUBDRAIN)	123.6	1252.0
% OF RAINFALL AS RUNOFF	0.6	
AVERAGE RUNOFF (INCLUDING SUBDRAIN)	2.4	24.5
MEDIAN RUNOFF (INCLUDING SUBDRAIN)	0.0	0.0
TOTAL IRRIGATION DEMAND	0.0	0.0
MAXIMUM RUNOFF (ANY TIMESTEP)	33.2	336.1
AVERAGE EVAPORATION	397.7	4028.5
AVERAGE PERCOLATION	9.4	95.0
TOTAL RUNOFF + EVAP + PERCOLATION	409.5	4148.0

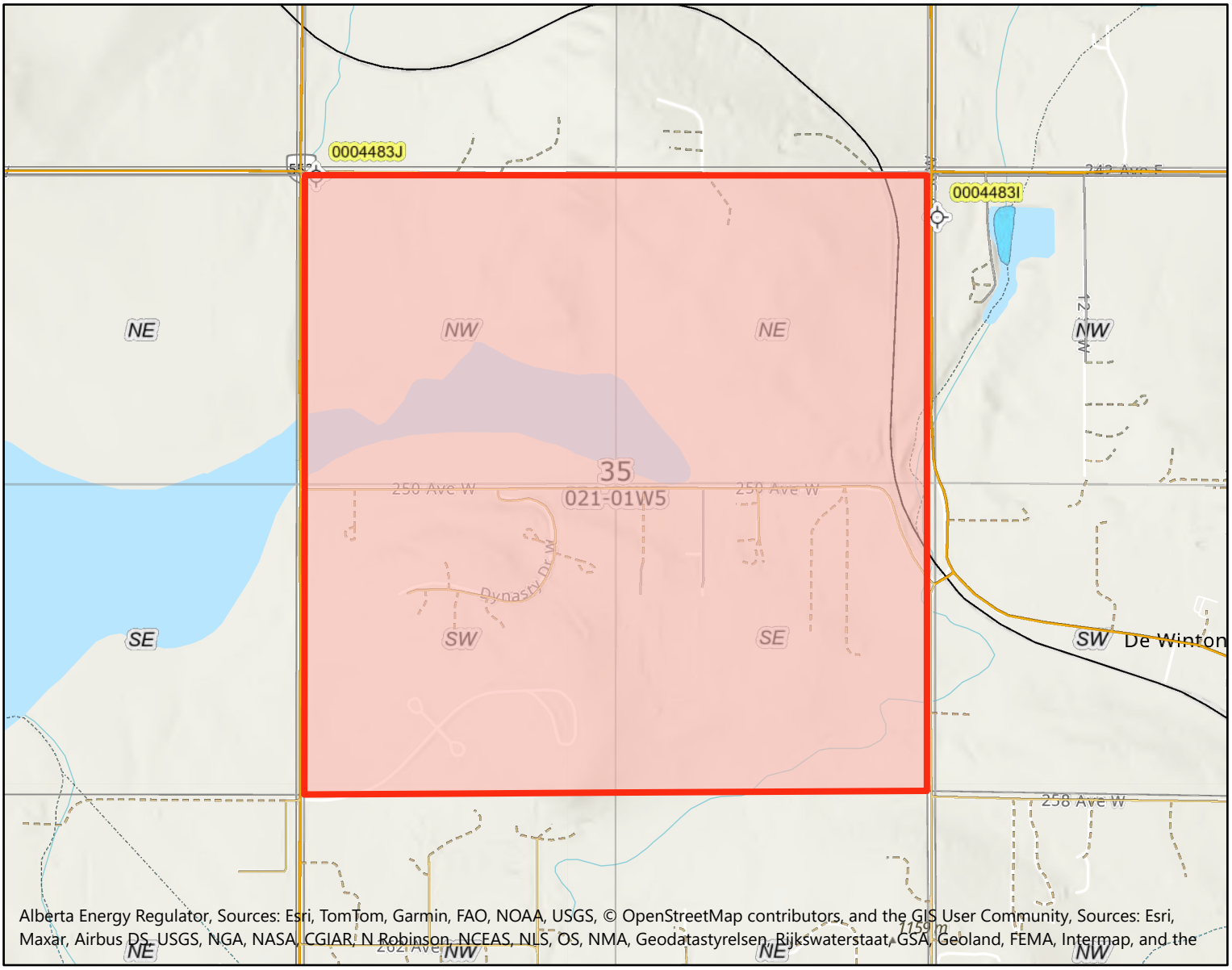
SC1: IMPERVIOUS AREA	(mm)	(m3)
TOTAL MSC PRECIPITATION	20897.0	0.0
TOTAL RUNOFF	15856.8	0.0
% OF RAINFALL AS RUNOFF	75.9	
AVERAGE RUNOFF	310.9	0.0
MEDIAN RUNOFF	307.0	0.0
MAXIMUM RUNOFF (ANY TIMESTEP)	91.0	0.0
TOTAL RUNON	0.0	0.0
TOTAL DEP STORAGE (EVAPORATION LOSS)	5033.6	0.0
TOTAL SUBLIMATION LOSS	0.0	0.0
SNOW PACK AT THE END OF SIMULATION	6.6	0.0
WATER BALANCE (OVER PERIOD OF RECORD)	0.0	0.0

SUBCATCHMENT 1

OVERALL WATER BALANCE OVE
TOTAL MSC PRECIPITATION
TOTAL EXTERNAL RUNON
TOTAL RUNOFF (INCLUDING SUB
TOTAL EVAPORATION IMPERVIOU
TOTAL EVAPOTRANSP PERVIOU
TOTAL RECHARGE FROM PONDS
TOTAL PERCOLATION
TOTAL SUBLIMATION LOSSES
SNOW PACK AT THE END OF SIM
TANK WATER BALANCE
WATER BALANCE
CONTINUITY ERROR

SC1: PERVIOUS AREA

TOTAL MSC PRECIPITATION
TOTAL RUNOFF
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AVERAGE RUNOFF
MEDIAN RUNOFF
MAXIMUM RUNOFF (ANY TIMESTE
TOTAL IRRIGATION DEMAND
AVERAGE IRRIGATION DEMAND
MEDIAN IRRIGATION DEMAND
TOTAL RUNON
AVERAGE RUNON
MEDIAN RUNON
TOTAL SEEPAGE
AVERAGE SEEPAGE
MEDIAN SEEPAGE
TOTAL EVAPORATION
AVERAGE EVAPORATION
MEDIAN EVAPORATION
TOTAL SUBLIMATION LOSSES
SNOW PACK AT THE END OF SIM



<Layout_Title>

Base Data provided by: Government of Alberta

Author:	Print Date:
YYY	8/13/2025

Legend

- Abandoned Wells
- Revised Location
- Revised Location Pointer

Paved Road (20K)
- Primary Divided
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Primary Undivided 1L
- Interchange Ramp
- Interchange Ramp
- Interchange Ramp
- Secondary Divided
- Secondary Divided
- Secondary Undivided 4L
- Secondary Undivided 4L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L

Roads - Other
- Unimproved
- Unclassified
- Truck Trail
- Winter
- Ford Winter Crossing
- Ferry Route

Gravel Road (20K)
- Primary Undivided 2L
- Primary Undivided 2L
- Primary Undivided 1L
- Primary Undivided 1L
- Secondary Undivided 2L
- Secondary Undivided 2L
- Secondary Undivided 1L
- Secondary Undivided 1L

Railway (20K Large Scale)
- Single Line
- Double Line
- Multiple Line
- Spur Line
- Abandoned
- ATS Quarter Section label

- ATS Quarter Section with
- ATS Section label (medium
- ATS Section with Road
- ATS Township (large scale)
- Provincial Boundary
- Lake Label (20K)
- River Label (20K)

Lake/River (20K)
- Lake or River
- Lake or River
- Reservoir
- Icefield
- Major Canal
- Oxbow
- Quarry
- Dugout

Intermittent Lake
- Intermittent Lake
- Intermittent Oxbow

Sandbar / Wetland /
- Sandbar
- Sandbar
- Sandbar

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N

Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:24,874

Alberta Energy Regulator

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0037 636 529	1711526;3;13	251 206 044

LEGAL DESCRIPTION
PLAN 1711526
BLOCK 3
LOT 13
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.008 HECTARES (2.49 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;21;35;SW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 171 162 538 +17

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 206 044	14/08/2025	TRANSFER OF LAND	$620,000	$620,000

OWNERS

SUPRIYA ARORA

AND
PRABHSIMER ARORA
BOTH OF:
[redacted]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 162 542	21/07/2017	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1711528

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 162 543	21/07/2017	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - SHAW CABLESYSTEMS LIMITED. GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. AS TO PORTION OR PLAN:1711528
171 162 537	21/07/2017	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7 "ENDORSED BY 171163374 ON 20170724"
191 235 306	19/11/2019	ENCUMBRANCE ENCUMBRANCEE - HAMILTON HEIGHTS HOMEOWNERS ASSOCIATION. C/O 3150-114 AVE SE CALGARY ALBERTA T2Z3V6
251 008 501	10/01/2025	RESTRICTIVE COVENANT

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 14 DAY OF AUGUST, 2025 AT 01:48 P.M.

ORDER NUMBER: 54561198

CUSTOMER FILE NUMBER:



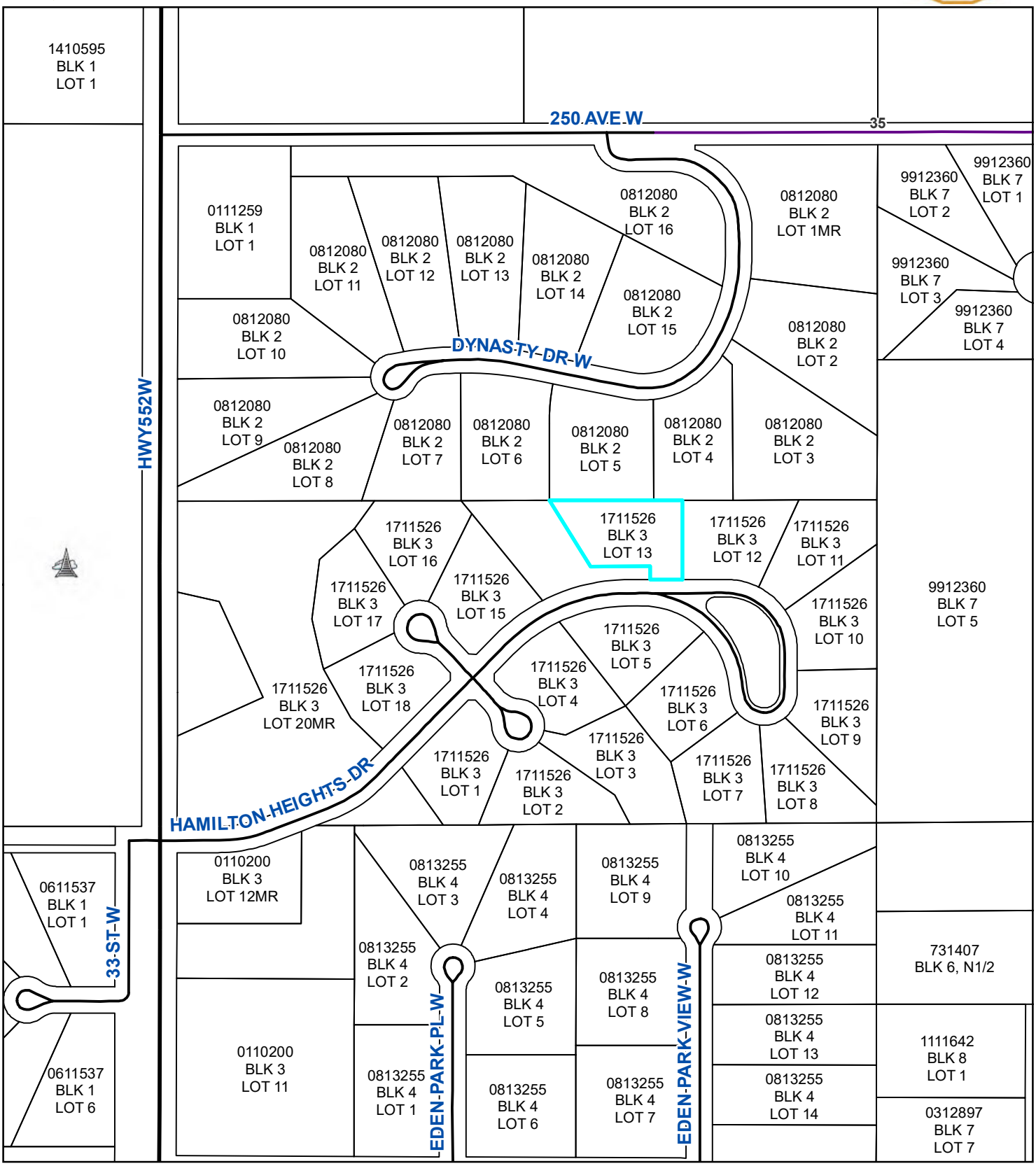
END OF CERTIFICATE

(CONTINUED)

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SW 35-21-01 W5M; P 1711526, B 3, L 13



Legend

Townships

Parcels

Date Printed: 2025-09-03

1:6,000

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Data Sources Include Municipal Records and AltaLIS.
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Document Path: C:\prj\PlanningData\MDF_Planning.mxd

PLAN 081 2080
BLOCK 2
LOT 5
LOT 4
LOT 14
LOT 12

Barbed Wire Fence
Wood Fence
Bent Accepted Base
G.L.
87°31'20" 15.01
87°31'20" 32.40
150.64m
0.71
1143.83
1147.36
1145.69
1147.65
1148.27
1148.56
1146.56
1146.56
1146.99
1148.38
1149.16
1147.93
1148.84
1145.67
1147.37
1147.07
1149.62
1145.05
1147.49
1148.98
1148.92
1148.85
1148.80
1148.69
1148.50
1148.39
1148.34
1148.24
1149.00
1149.10
1149.11
1149.15
1148.91
1148.74
1148.80
1148.79
SOD
POOL
FOUNTAIN
GARAGE
LOTS 13 & 14
TOJ MAIN FLOOR =1149.00 m
TOS BSMNT. FLOOR = 1145.85 m
ROOF PEAK = 1159.73 m
FD
15.24m
16.89m
21.33m
38.31m
25.86m
41.07m
3.40 %
56.46m
16.04m
46.63m
30.55m
30.17m
26.81m
6.01m
6.08m
6.00m
20.22m
15.88m
34.74m
15.26m
24.31m
49.85m
15.42m
18.90m
89.28m
145°41'04"
89.93m
67.26m
67.25
87°25'55"
4.27m
c.s. 0.05
c.s. 0.10
Tree
0.15 Cal.
6.0 Can.
3.50m U.R.W.
Plan 171 1528
Gas Stub
Power Box
Utility Box
24.26
87°30'33"
36.72
87°30'33"
15.05
177°31'37"
15.05m
ENTRANCE POSTS
ASPHALT APPROACH
CULVERT
Culvert Invert
ELEV.=1149.59
Culvert Invert
ELEV.=1145.64
Centreline of Ditch
Edge of Asphalt Road
HAMILTON HEIGHTS DRIVE

IF THERE IS MECH. , IT WILL BE SCREENED WITH FENCE OR SHRUBS

IF THERE IS A RETAINING WALL TO BE NATURAL MATERIAL (ROCK OR STONE)

1 PROPOSED SITE PLAN

DESIGNED BY:

TRICOR DESIGN GROUP

RESIDENTIAL. INFILL. MULTI-FAMILY. COMMERCIAL.

tricordesigns.com

#202 - 4216 10TH STREET NE, CALGARY, AB. T2E 6K3
PHONE: (403)203-1970
FAX: (403)203-1990
EMAIL: info@tricordesigns.com

KEY PLAN

NOTES
- DRAWINGS ARE NOT TO BE SCALED.
- ANY ERRORS, OMISSIONS OR DISCREPANCIES WITH THE DRAWINGS MUST BE REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION.
- IF THESE ERRORS, OMISSIONS OR DISCREPANCIES ARE NOT REPORTED TO TRICOR DESIGN GROUP INC. PRIOR TO CONSTRUCTION THE BUILDER AND/OR OWNER ARE FULLY RESPONSIBLE.
- ALL WORK IS PERFORMED TO COMPLY TO CURRENT NATIONAL BUILDING CODE2023– ALBERTA EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

REVISIONS:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01				
02				
03				
04				
05				

ISSUES:

NO.	DATE	DESCRIPTION	DRAWN BY	CHK'D BY
01	2025-08-04	BUILDING PERMIT SET	T.I	E.Z
02				
03				
04				
05				

THE CLIENT :
ARORA

PROJECT :
SINGLE FAMILY HOME

ADDRESS:
[redacted]
FOOTHILLS COUNTY, AB.
LOTS 13 & 14, BLOCK 3 ,PLAN 1711526

DRAWING SET :
DEVELOPMENT PERMIT SET

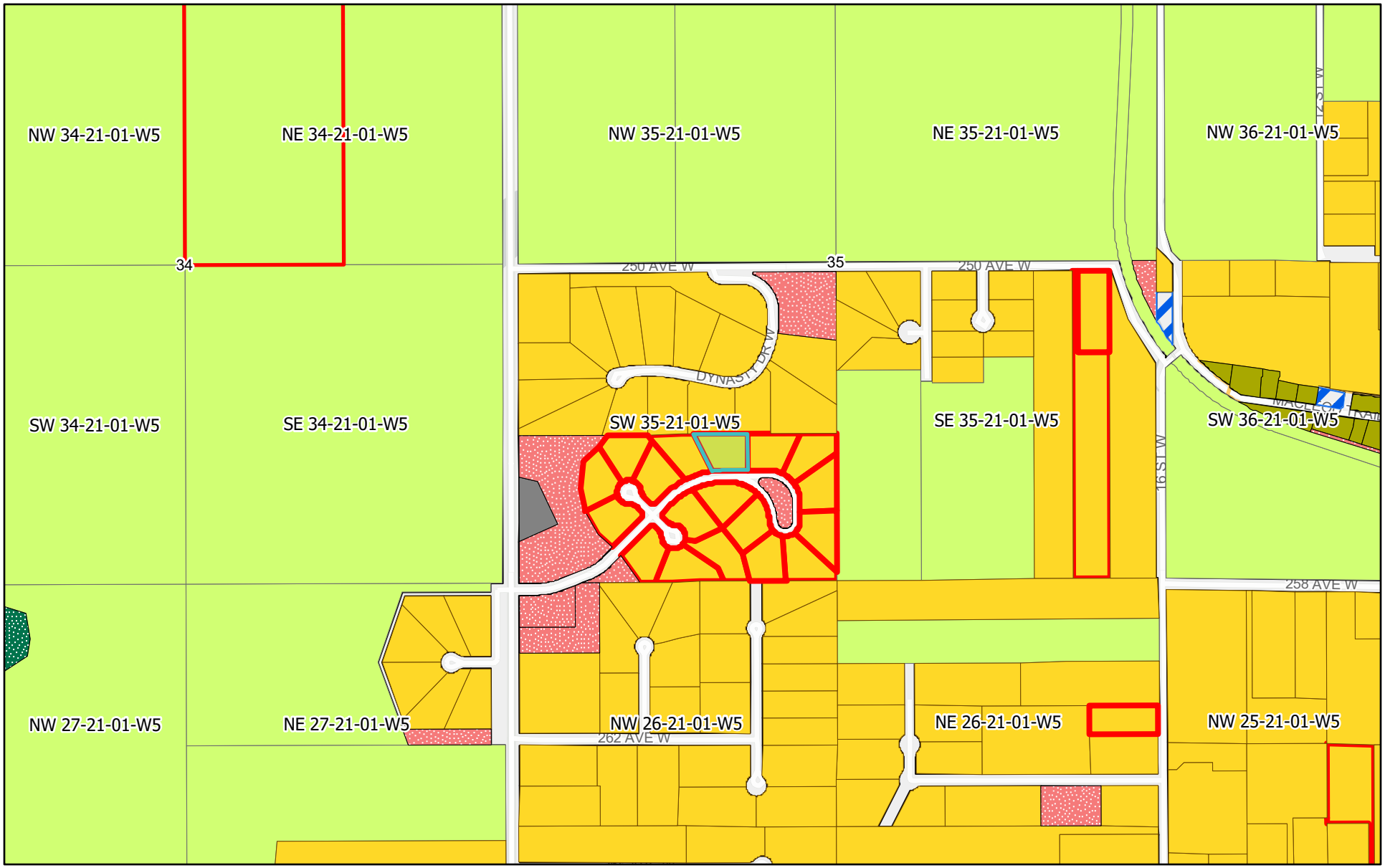
DRAWING TITLE :
PROPOSED SITE PLAN

DRAWING NO.
A-003

DRAWN BY:	CHECKED BY:	DATE:
T.I	E.Z / E.R	2025-08-04

SCALE: 1:200

Foothills Web Map



2026-07-08, 11:21:14 a.m.

1:21,394

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Land Use Districts

- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- ER- Environmental Reserve
- MR- Municipal Reserve
- PUL- Public Utility
- RC- Residential Community District

Parcels

Settlement

- Hamlet
- Townships

SW 35-21-01 W5M; P 1711526, B 3, L 13



Legend
Townships
Parcels

Date Printed: 2025-09-03

1:800

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Document Path: C:\prj\PlanningData\MDF_Planning.mxd

PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 25D 238	**LANDOWNER:** Prabhsimer and Supriya Arora
FILE MANAGER: Pierre-David Karolyi	**AGENT:** Tricor Design Group
CURRENT LAND USE: CR-A	**PROPOSED LAND USE:** same
LEGAL DESCRIPTION:	
MUNICIPAL ADDRESS: [redacted]	
ROLL NUMBER: ROLL 2101352615	
DATE REFERRED: 2026-04-08	
PROPOSAL: Dwelling, single family, with attached Oversized Garage on CRA lot as well as secondary suite, principal.	

PROPOSAL INFORMATION:

AMENDMENT

- Internal Road Proposed: No
- Construction on Road Allowance Proposed: No
- Approaches exist on: Existing
  - Other:

Information pertaining to roads on South side of the subject lands:

Servicing Comments or Review required:

- Other:

- Road Widening - No Road Widening

OTHER COMMENTS:

Please provide any comments you may have on this application, notably regarding lot drainage and grading, PSTS, and SWMP given the CR-A zoning. Thanks! - Pierre

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:	Proposed		Balance
○ Geotechnical Report for Slope Stability	☐ Redes/Amend	☐ Subdivision	☐ Development
○ High Water Table Testing for Foundation Design:	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Septic Disposal Evaluation (PSTS)	☐ Redes/Amend	☐ Subdivision	
○ Stormwater Management Plan	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Lot Grading/Overland Drainage Plan	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Flood Plain Report (1 in 100 years)	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Overland Drainage Easement	☐ Redes/Amend	☐ Subdivision	
○ Building Envelopes	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Traffic Impact Assessment (TIA)	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Environmental Site Assessment (Phase1 / Phase2)	☐ Redes/Amend	☐ Subdivision	☐ Development
○ Other: _____	☐ Redes/Amend	☐ Subdivision	☐ 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: _____
No changes proposed or required with this application. The approach was inspected and accepted at subdivision.

RECOMMENDATIONS REGARDING INFRASTRUCTURE:
Provided plans show the water well located adjacent to the proposed residence, near the northeast corner. It appears to be located closer than 3.25m, which is the provincial requirement for setback. However, the PSTS report shows the well in a different location. Applicant to confirm which is accurate.

The applicant has had the designing engineer for the development review the proposed and provide recommendations in regard to stormwater management. The provided letter as well as site plan showing the area of absorbent landscape is acceptable to PW and consistent with the overall SWMP.

The building height average when calculated according to the LUB is 12.30m, in excess of the 12m maximum.

The septic tank and field location does not show setbacks. The applicant is responsible to ensure that the required provincial setbacks are adhered to at BP.

ROAD REQUIREMENTS / LIMITATIONS:

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

Road comments and requirements: _____

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

☐ Yes* ☑ No

**If Yes* – Number of Pages: _____

Date Reviewed: May 14 2026 **Reviewer:** Patrick Antle

Signature: _____

May 11, 2026

Circulation Package: 25D 238

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner. If existing ATCO facilities within a registered easement or URW are being impacted (facility crossing and/or vehicle and equipment crossings), please contact the ATCO Land Group at Crossings@atco.com to obtain a crossing/proximity agreement.

There are abandoned ATCO facilities in the work area. Please contact ATCO South Operations Dispatch at 403-245-7220 to confirm status of the gas lines at least 48 hours prior to excavation.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (New Natural Gas Service Line or Changes) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please view our ATCO Quick Connect Guide.

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please view our , please view our ATCO Quick Connect Guide and apply through Quick Connect. Note that all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please submit a request through Quick Connect or email GasApplicationsCalgary@atco.com for more information.

This development may benefit from ATCO's Construction Energy Services. Contact NaturalgasSales@atco.com or visit our Construction Energy Webpage for more Information.

It will always remain the responsibility of the proponent to verify the exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or utilitysafety.ca. Please contact Utility Safety Partners prior to any surface construction.

(1) Utility Safety Partners (1-800-242-3447) for locates to verify the alignment of the existing gas facilities.

(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.

(3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.

(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website.

These conditions are not meant to contradict any applicable existing law (ie. franchise agreement, bylaw, etc.), and therefore the existing applicable law shall prevail. Should any condition(s) be null or void due to the superseding applicable law, all other conditions shall prevail.

If you have any **questions or concerns regarding this reply**, please contact: **Shaggy Asomugha**, Shaggy.Asomugha@atco.com

Kind regards,

Alix Gregoraschuk (she/her)
Administrative Coordinator, Distribution Engineering Growth
ATCO Gas & Pipelines

P. 403 476 0626
A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

ATCO Energy Systems

Pierre-David Karolyi

From: FC_Planning
Sent: May 7, 2026 14:28
To: Pierre-David Karolyi
Subject: FW: ATCO TRANSMISSION 6580: Circulation Package for Development 25D 238, please respond by May 11, 2026

From: Gas Land Department <land.admin@atco.com>
Sent: May 7, 2026 1:33 PM
To: FC_Planning <Planning@Foothillscountyab.ca>
Subject: ATCO TRANSMISSION 6580: Circulation Package for Development 25D 238, please respond by May 11, 2026

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.
NOTE: ATCO Distribution [Gas] will reply under separate email.
Thank you for allowing ATCO to review your proposal and provide feedback.

Shan Newton, CONTRACTOR
Administrator, Circulations Team
E: **Shannon.newton@atco.com**
ATCO Pipelines & Liquids Global Business Unit

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Friday, April 10, 2026 3:46 PM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; Gas Land Department <land.admin@atco.com>; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>; circulations@telus.com; projectmanagersouthernalberta@sjrb.ca
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: Circulation Package for Development 25D 238, please respond by May 11, 2026

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good afternoon

Find attached our circulation for development permit 25D 238. Please review and respond **prior to May 11, 2026**

Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at Pierre-David.Karolyi@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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Alison Schori

From: Carlton Kirby <ckirby@legacydesigntech.com>
Sent: April 13, 2026 3:46 PM
To: FC_Planning
Cc: Rj Callaghan; Supriya Sachdeva; Project Manager - Southern Alberta; Shaw Transmittals
Subject: RE: Circulation Package for Development 25D 238, please respond by May 11, 2026- T00071310

Categories: Alison

You don't often get email from ckirby@legacydesigntech.com. Learn why this is important

Good afternoon team,

On behalf of Rogers Communications Canada Inc. We have reviewed the Circulation Package for Development 25D 238 and have no objections with the proposal.

Thank you,

Carlton Kirby
Design Specialist
LEGACY
M: 587.433.4902
E: ckirby@legacydesigntech.com
A: 3001 Shepard Pl SE, Calgary, AB, T2C4P1
W: www.legacydesigntech.com
Disclaimer: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents or make any copies.

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Friday, April 10, 2026 3:46 PM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; land.admin@atco.com; circulationsgrowthandimprovement@atco.com; circulations@telus.com; projectmanagersouthernalberta@sjrb.ca
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: Circulation Package for Development 25D 238, please respond by May 11, 2026

Good afternoon

Find attached our circulation for development permit 25D 238. Please review and respond **prior to May 11, 2026**

Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at Pierre-David.Karolyi@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



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Alison Schori

From: circulations . <circulations@telus.com>
Sent: April 14, 2026 9:18 AM
To: FC_Planning
Subject: Re: Circulation Package for Development 25D 238, please respond by May 11, 2026

Good Day,

Thank you for including TELUS in your circulation. At this time, TELUS has no concerns with the proposed activities.

Regards,

Joanne Bourdage

Real Estate Specialist | TELUS Land Solutions Team
National Network Planning (NNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Fri, Apr 10, 2026 at 3:46 PM FC_Planning <Planning@foothillscountyab.ca> wrote:

> Good afternoon
>
> Find attached our circulation for development permit 25D 238. Please review and respond **prior to May 11, 2026**
>
> Should you have any questions or comments, please direct them to **Pierre-David Karolyi** at Pierre-David.Karolyi@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



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2.4 *SPECIAL PROVISIONS FOR PARCELS WITH SUB-DISTRICTS*

2.4.1 Parcels within all land use districts may be further designated with a sub-district "A" in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements:

a. Lot grading and building envelope.
b. Site coverage and setback.
c. Storm water management.
d. Access design and construction.
e. Location of a floodway.
f. Landscaping and screening requirements.
g. Water and wastewater utility systems.
h. Engineering requirements such as foundation design.
i. Preservation of environmental and landscaping features.
j. Other such reasons as deemed appropriate by Council.

2.4.2 When a sub-district "A" designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.

2.5 *DEFINITIONS*

2.5.1 Words and expressions used in this Bylaw (but not defined herein) that are defined in Part 17 of the Act have the meaning given to them in Part 17 of the Municipal Government Act so far as the context in which such words and expressions are used in this Bylaw will permit.

A

ABATTOIR:

ABATTOIR, PERSONAL USE means a premise where a landowner or tenant slaughters and/or processes their own animals for purposes of consumption for themselves and their immediate household members only. An Abattoir, Personal use may include the hiring of a Provincially licensed *Mobile Butcher* to slaughter or to process the landowner/tenant's animal on the landowner/tenant's property.

ABATTOIR, MINOR means a provincially licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell within the Province of Alberta and may include retail sales of inspected and approved meat. May include slaughtering of animals on site. No significant adverse nuisance such as noise, or odor should extend beyond the boundary of the site.

ABATTOIR MAJOR means a federally licensed facility where animals are slaughtered and processed (prepared, packaged or stored) with the intent to sell or export to another Province or out of Country. Due to the large scale of the land/ business, there may be off-site impacts such as noise, emissions, odor, and appearance.

ACCESSORY BUILDING, DETACHED means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as "arena private", "arena limited public", or "arena commercial" are not accessory buildings. *Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.*

ACCESSORY USE means a use that is naturally or normally incidental, subordinate and exclusively devoted to the uses approved on the land located on the same lot as the principal use.

ACCESS ROAD is any part of a privately owned property developed for the purposes of vehicular access directly to and from a municipally or provincially owned right of way. The access road is not considered a structure. *Additional information on access roads can be found in Section 9.1 of this bylaw.*

ACT means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 and amendments thereto.

ADMINISTRATION OFFICE means a specific building or rooms within a building providing for the day-to-day business operation of a facility or primary use on a parcel and may include kitchen and washroom facilities for staff use.

AERODROME/AIRSTRIP (PRIVATE USE) means an area of land or water, including the frozen surface thereof, or other supporting surfaces used or intended to be used either in whole or in part for the arrival and departure or servicing of aircraft and includes any building, installation, or equipment in connection therewith.

AGRICULTURAL GENERAL means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation except where:

- the intent of the building or structure is to be used as an "arena, private", "arena, limited public", or "arena, commercial". *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw. Arenas are defined further on in this section of the Bylaw and addition information on riding arenas can be found in Section 10.3.*

AGRICULTURAL (INTENSIVE USE) means systems of tillage and animal husbandry which involve concentrated methods used on areas of land to raise crops or keep livestock, poultry, and other animals, or their products for market, and includes intensive livestock operations, intensive swine operations, intensive poultry operations, and intensive vegetative operations. *More information on agricultural use and livestock regulation can be found in Section 10.1 of this bylaw.*

AGRICULTURAL PROCESSING AND DISTRIBUTION means the use of land or a building for the upgrading of a product, for distribution or for sale that was originally produced in an agricultural operation but does not include an abattoir or Cannabis production or sales, or an Anaerobic Digester Facility.

AGRICULTURAL SPECIALTY means the use of land to produce specialty products onsite. Such specialties may be (but are not limited to) game farms, fish hatcheries, and aquaculture.

AGRICULTURAL SUPPORT SERVICES means the use of land, buildings, and structures for the purpose of supplying goods, materials, or services directly and primarily to the agricultural industry. This use would include the sale and storage of seed, feed, fertilizer, chemical products, fuel, and agricultural machinery.

FLOODWAY: The portion of the flood hazard area where flows are deepest, fastest, and most destructive. Floodway is described in the Alberta Environment's Flood Hazard Identification Program (http://floods.alberta.ca).

FLOOD FRINGE: Floodwater in the flood fringe is generally shallower and flows more slowly than in the floodway. Flood fringe is the outer portion of the flood hazard area. Flood fringe is described in the Alberta Environment's Flood Hazard Identification Program (http://floods.alberta.ca).

FLOOD PROOFING: with respect to a building or building extension, a design, manner of construction or siting thereof for the purpose of preventing damage by floods of a specified magnitude.

LANDS IMPACTED BY 2013 FLOOD EVENT: are those lands which the County believes were impacted by flooding on June 20th, 2013. These lands may or may not be within the flood hazard area. Some of these lands may only have been partially flooded or minimally impacted, while some may have been significantly impacted.

FLOOD HAZARD PROTECTION OVERLAY AREA: are those lands included within one or all of the following areas:

- Floodway.
- Flood Fringe; or
- Lands impacted by 2013 Flood Event.

More information can be found on provisions for land subject to flooding under Section 9.13 and under Section 11.1 Flood Hazard Protection Overlay District.

FOOD SERVICE, ACCESSORY means the serving of food, which may or may not have been prepared on site, in support of an approved principal use on the premises. The service may occur either on a day-to-day basis or for special events and may include the service of alcoholic beverages under license from the Alberta Gaming, Liquor and Cannabis Commission or equivalent body. It may also include food service from food trucks licensed to operate in the County.

FOOD SERVICE, DRIVE-IN means development where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a more limited range of menu than a restaurant and includes one or more of car attendant services drive through food pickup services, or parking primarily intended for the on-site consumption of food within a vehicle.

FOOD TRUCK means a licensed vehicle equipped to cook and sell food for the purposes of public consumption on a temporary site.

FRONTAGE the lineal distance measured along the front lot line. On corner lots, all sides of a lot adjacent to a road or highway shall be considered frontage.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for interment or cremation. A crematorium is not included under the definition of Funeral Home. *See Crematorium defined separately under this Bylaw.*

G

GARAGE, PRIVATE means a building designed and used for storage of private vehicles and includes a carport. *Conditions under which permits are not required for private garage can be found in Section 4.2.1 of this bylaw.*

GARDEN CENTRE: See *Intensive Vegetation Operation* and *Retail Garden Centre*.

GARBAGE CONTAINER means a bin, with or without a lid, greater than one cubic metre in volume used to store garbage and refuse temporarily. This definition excludes a container used for a construction or demolition project for which a valid building or demolition permit has been issues.

PART 2 PLANNING & DEVELOPMENT APPLICATIONS

PREAMBLE
This section outlines the requirements of a development application. It also lists circumstances, activities, structures and/or developments that do not require the issuance of a development permit, community consultation requirements, pre-application and formal review requirements and supplementary requirements.

Note: The text contained within this box does not form a part of the Land Use Bylaw and is only provided as context for the reader.

SECTION 4 APPLICATION REQUIREMENTS FOR DEVELOPMENT PERMIT AND LETTERS OF COMPLIANCE

4.1 *DEVELOPMENT PERMIT REQUIRED*

4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:

a. A Development Permit has first been issued pursuant to this Bylaw.
b. The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.
c. A Building Permit has been obtained when the Building Officer so requires.
d. All necessary plumbing, gas, septic and electrical permits have been issued.

4.2 *NO DEVELOPMENT PERMIT REQUIRED*

4.2.1 A Development Permit is **not** required with respect to the following developments and/or uses but such developments and/or uses shall otherwise comply with the provisions of this Bylaw and must be carried out or performed in accordance with all other applicable legislation, regulations, and bylaws:

Access Road:

4.2.1.1 A private driveway developed on privately owned property for the purpose of vehicular access. This does not preclude the requirement for an approved legal, physical access and approved approach in accordance with Section 9.1. See Section 9.1 Access to Property for more details.

e. The placement of fill or topsoil on any site in excess of the limits identified under 4.2.1.37.

Accessory Buildings/Structures:

4.2.1.7 A detached accessory building where it is accessory to a primary residence:

a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district "A", Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and

b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district "A", Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

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.

4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.

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.

4.2.1.10 Works of maintenance, repair, or alteration on a building, internally or externally, if in the opinion of the Development Authority such work does not include structural alterations or change the use or intensity of use of the building.

4.2.1.11 The completion of a building which was lawfully approved whether or not it was under construction at the date this Bylaw comes into full force and effect, provided that:

a. The building is completed in accordance with the terms and conditions of any permit granted by the County.

b. The building, whether or not a permit was granted or required, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect.

4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, 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.

4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48' in length and 10' in width, is permitted per parcel, provided it meets the minimum setback requirements.

Accessory Uses

4.2.1.14 The temporary storage of the following number of unoccupied recreation vehicles on a parcel where a dwelling unit exists on site and the use is listed as a Permitted Use,

a. No more than five (5) unoccupied recreation vehicles on a parcel where it is located outside of a Hamlet boundary.

b. No more than one (1) unoccupied recreational vehicle on a parcel in all other land use districts where listed as a permitted use.

c. Notwithstanding Section 2.4.2 "Special Provision for Parcels with Sub-districts", the above exemption to a Development Permit is applicable on sub-district "A:" designated lands.

More information on storage of unoccupied recreation vehicles on property can be found under Section 10.18 of this Bylaw.

9.1.7 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives.

9.1.8 All approaches shall be constructed or upgraded to the satisfaction of the Director of Public Works and Engineering in accordance with the "Rural Approach Standards Policy" which can be found in Appendix I. Where required, adjustments to approaches shall be at the cost of the applicant.

9.1.9 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.

9.1.10 Upgrading and surfacing of private driveways within the Municipal right of way will require approval by the Director of Public Works and Engineering and shall be in accordance with the "Rural Approach Standards" included as Appendix I of this bylaw.

9.2 *ACCESSORY BUILDINGS AND USES*

9.2.1 In all residential districts, the principal building on each lot shall be a Dwelling, Unit. Notwithstanding anything contained in the land use rules applicable to such districts, accessory buildings shall be considered as permitted uses only in cases where a permitted permanent Dwelling, Unit is actually located on the Lot.

9.2.2 Notwithstanding section 9.2.1, an accessory building exceeding the maximum area allowed in accordance with Section 4.2.1.7, shall be considered as a discretionary use and required to have an approved Development Permit.

9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:

a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or

b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .

9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use districts.

9.2.5 All accessory buildings shall be located at least 2.4m (7.8 ft.) from any principal building and shall meet all minimum setback requirements.

9.2.6 Where another building is attached to the principal building on a site by a roof, common wall, or foundation, it is considered to be part of the principal building and not an accessory building.

9.2.7 An accessory building shall not be used as a dwelling unless specifically approved for that purpose.

c. Percentage of MR/School reserve lands proposed.
d. Site characteristics.
e. The needs for a school site, fire halls, recreation centers, or other amenities in the subject area.
f. Potential impact on the surrounding area.
g. Suitability of access for the site.
h. Servicing capability.
i. Any other considerations Council deems appropriate.

9.8 *DEVELOPABLE AREA FOR PARCELS*

9.8.1 Every lot in a subdivision must include a suitable developable area, which is defined as the minimum area required to ensure that there is adequate space for a building site, water well and sewage disposal system taking into account the setback distance requirements of the County's land use bylaw, any required setbacks recommended by a geotechnical engineer following a review of the site, meets provincial requirements, and meets the following criteria:

a. The developable area is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the Act and the Provincial Planning Regulation.
b. The developable area contains a water table and soil suitable for the construction of a building site and wastewater disposal system to be utilized.
c. The developable area does not exceed 15% in slope unless a report has been submitted to the satisfaction of the County, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction; and
d. The developable area is sufficient to accommodate all buildings within the applicable setback requirements for the land use district; and
e. The developable area is considered developable by the Subdivision Authority.

9.8.2 Notwithstanding that minimum setback requirements for the land use districts do not apply to well locations and septic systems, the minimum size of developable area must meet the above criteria and shall also allow for:

a. The required setbacks from the well to all property lines; and
b. Separation distances for septic tanks and fields and package sewage treatment plants, to both property lines, water sources, and buildings in accordance with the provincial standards such as those currently required in the Alberta Private Sewage Systems Standard of Practice.

9.9 *DEVELOPMENT ADJACENT TO PUBLIC ROADWAYS*

9.9.1 Development shall be set back from public roads in accordance with the minimum distances established in the district provisions unless a variance is granted in a Development Permit.

9.9.2 Development within 300 m (984 ft.) of a provincial highway or 800 m (2625 ft.) of an intersection with a provincial highway may require approval from the Province and/or a roadside development permit.

9.9.3 Development adjacent to a provincial highway may be required to satisfy conditions that exceed the provisions of this Bylaw.

Development Permit 25D238 – Single Family Dwelling, Secondary Suite, Principal, and Oversized Attached Garage on Country Residential Sub-district "A" parcel

Should the board wish to approve the Single Family Dwelling, Secondary Suite, Principal, and Oversized Attached Garage as proposed by the applicant, the following suggested conditions of approval have been provided for consideration:

APPROVAL DESCRIPTION:

Upon completion of the below noted pre-release condition(s), this approval granted by Board Order XX/2026 allows for the following:

1. Single Family Dwelling with 18,256.21 sq. ft of habitable space shared between a walk-out basement floor, main floor and upper floor, and 307.32 sq. ft. of space for guard and security rooms attached to the garage, with an overall maximum average height of 11.95 metres (39.2 feet);
2. Secondary Suite, Principal with 1304 sq. ft. of habitable space within the upper floor of the Single Family Dwelling, included within the total square footage; and
3. Variance on the size of the Attached Garage with an area of 4,688.68 sq. ft., including the multi-purpose area.

PRE-RELEASE CONDITION:

Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before ***December 23, 2026*** *will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

1. The applicant shall submit a compliance deposit in the amount of $5,000.00. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of the Subdivision and Development Appeal Board Order XX/2026 and plans that have been acknowledged by the Subdivision and Development Appeal Board to be appropriate. **Any revisions to the approved development or additional uses of this land shall not proceed without first obtaining the appropriate approvals and permits;**
2. The applicant shall obtain any necessary building and safety code 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. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:

-) Private Sewage (PSTS) Assessment by Osprey Engineering Inc., signed on February 24, 2016, by Michael A. Kitchen, P.Eng.;
-) Stormwater Management Plan by Osprey Engineering Inc., signed on February 24, 2016, by Michael A. Kitchen, P.Eng;
-) Preliminary Geotechnical Evaluation by McIntosh Lanali Engineering Ltd., signed in December 2015, by Marty D. Ward, P.Eng.

4. It is the applicant's responsibility to obtain and properly post independent County address(es) for the principal dwelling and secondary suite prior to occupancy. Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage. *The applicant is advised that additional addressing may cause a change to the existing mailing address for the property. Please contact the County's GIS department for information in this regard;*
5. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the reports noted in Condition 3;
6. The applicant shall provide written notification to the Development Authority upon 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. Providing variance for the oversize garage and accessory buildings fully utilizes the area of permitted Accessory Buildings and Garages on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining the required approval(s) from Foothills County. This includes any structure with a roof and/or any buildings with temporary foundations;
2. Development on the property shall at all times comply with the requirements of the Alberta Building, Safety, and Fire Codes. Acknowledgement from the Safety Codes Officer that the Secondary Suite, Principal, is suitable for its proposed use and occupancy must be obtained prior to occupancy;
3. The applicant is responsible to comply with the requirements of Alberta Health Services, including but not limited to the regulatory requirements under the Alberta Public Health Act, Housing Regulation 173/99 and the Minimum Housing and Health Standards (MHHS);
4. As per the executed *Declaration of Understanding* submitted with the application, it is the landowners' responsibility to ensure that water servicing and sanitary sewer servicing are adequately provided, maintained, and operated; in compliance with all pertinent regulatory requirements, for the life of the development;
5. Should lot grading be substantially altered, the applicant shall submit a Geotechnical Report for Slope Stability, as well as engineering review fees, to the satisfaction of the Public Works department.
6. Emergency address signage shall be installed and maintained, to the satisfaction of the County's Emergency Services;
7. No portion of the Dwelling, Secondary Suite, or Attached Garage shall be used for the purpose of any business-related uses without first obtaining any necessary approvals from the Foothills County;
8. 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, runoff, and weeds. Natural drainage of the parcel must be maintained. Except as acknowledged within the accepted Stormwater Management

Plan, alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;

9. All exterior lighting applications must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw, which requires outdoor lights to be fully shielded, energy-efficient, and directed downward to minimize glare, light trespass, and sky glow;
10. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property, as illustrated within the accepted site plan. 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 applicant 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 all Pre-Release Conditions (if any). Development can not 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 Subdivision and Development Appeal Board Order XX/2026.