

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

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www.FoothillsCountyAB.caplanning@foothillscountyab.ca

July 15, 2026

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

TAKE NOTICE that, in accordance with Land Use Bylaw No. 60/2014, a Development Permit application has been approved subject to conditions (attached) and a 21-day appeal period, for a parcel of land that is located within one half mile of your property. The details of the Development Permit application are as follows:

Development Permit Application File#: 26D 156**Legal Description:** NW 32-22-2 W5M**Approval Description:** Arena, Private & Structures Accessory to Arena, Private**Applicant/Owner** Township Planning + Design Inc. (Applicant) /
V. Thorarinson Construction (Owner)**Location:** Located on the east side of 176 St W, immediately south of
the Municipal Boundary of Foothills County and the Tsuu
T'ina Nation.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than August 6, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link: <https://www.foothillscountyab.ca/resources/notice-development-appeal>. For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at **403-652-2341** or via email at Planning@FoothillsCountyAB.ca.

You should not rely on Notices of Appeal filed by other persons as giving you the right to be heard at an appeal hearing, as only the appellant, applicant or authorized representative of either party is guaranteed the opportunity to be heard at an appeal hearing. If you choose to submit an appeal, please complete the '**Notice of Development Appeal**' form found on our website and return the completed form with payment of the required appeal fee to the Subdivision and Development Appeal Board Clerk by email at appeals@FoothillsCountyAB.ca or by fax at 403-652-7880.

Should you have any questions, concerns, or require clarification on the appeal process, please contact the undersigned.

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

Yours truly,
FOOTHILLS COUNTYOriginal Signed By: Brittany Smith
Development Officer
Brittany.Smith@foothillscountyab.ca
(403) 603-6257

BS/sp

Encl. – Development Authority Decision



DEVELOPMENT AUTHORITY DECISION

DATE OF DECISION: July 15, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D 156

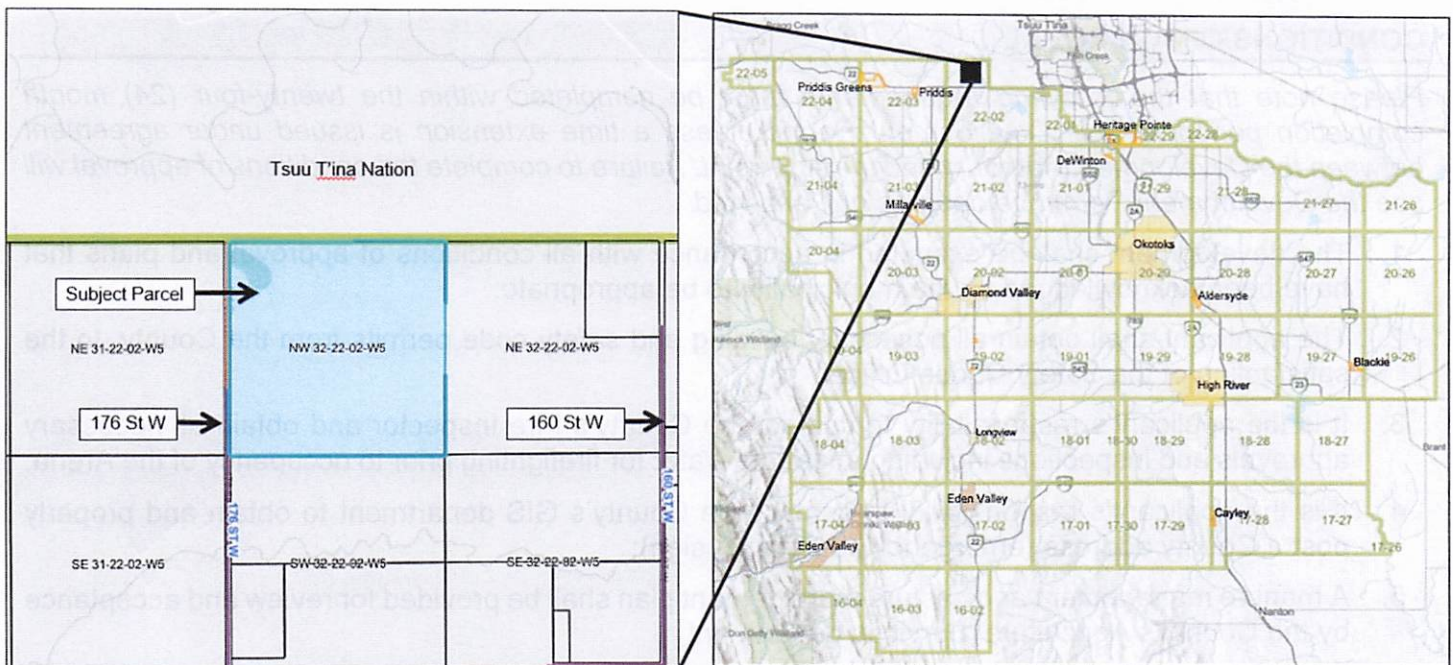
LANDOWNERS: V. THORARINSON CONSTRUCTION

AGENT: TOWNSHIP PLANNING + DESIGN INC

PROPOSAL DESCRIPTION: ARENA, PRIVATE & ADDITIONAL STRUCTURES ACCESSORY TO THE ARENA, PRIVATE

LEGAL DESCRIPTION: Ptn. NW 32-22-02 W5M

LOCATION: The subject property is a 158.74 acre Agricultural District property located on the east side of 176 St W, immediately south of the Municipal Boundary of Foothills County and the Tsuu T'ina Nation.



INTENT OF APPLICATION:

The applicant has applied to construct a 16,140 sq. ft. (1,499.46 sq. m) Arena, Private on the subject property and additional buildings including an Admin/Office, Barns and Barn Lanes, Hot Walker, and Storage equal to +/- 28,000 sq. ft. and a Lunge Pen equal to +/- 3,650 sq. ft. as accessory uses to the Arena, Private.

As per section 10.3 of the Land Use Bylaw 60/2014, a Development Permit is required for all riding arenas. Private Arenas are to be used solely by the occupants of the residence located upon the lot on which the arena is located and/or by no more than four non-resident users per day. No non-resident employees or occupancy related to business use may be permitted within an Arena, Private without appropriate municipal and provincial approvals, as per the current Building, Safety, and Fire Codes.

The application further identifies the following Agricultural Buildings to be constructed which are permitted without a Development Permit on Agricultural District parcels which allow for any size and number of accessory buildings to be used for agricultural, general purposes on Agricultural zoned parcels when an agricultural operation exists on the property:

- Hay Storage Shed, +/- 11,300 sq. ft.
- Equipment Storage/Workshop, +/- 5,500 sq. ft.
- Six (6) moveable horse shelters +/- 192 sq. ft. each (total +/- 1,152 sq. ft.) to be located within outdoor horse paddocks
- Four (4) additional horse shelters +/- 285 sq. ft. each (total +/- 1,140 sq. ft) located within larger grazing areas

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 Arena, Private and Accessory Buildings on the subject property, being Ptn. NW 32-22-02 W5M, has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION

Upon completion of the below noted pre-release conditions, this approval will allow for development and use of the following as outlined in the submitted and accepted plans:

- Arena, Private; having a total cumulative area of no greater than 16,140 sq. ft. (1,499.46 sq. m)

- Admin/Office +/- 1,590 sq. ft. (+/- 147.72 sq. m)
- Barns and Barn Lanes +/- 13,560 sq. ft. (+/- 1,259.77 sq. m)
- Hot Walker and Storage +/- 12, 850 sq. ft. (+/- 1,193.80 sq. m)
- Lunge Pen +/- 3,650 sq. ft. (+/- 339.10 sq. m)

PRE-RELEASE CONDITIONS

*Pre-release conditions 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 15, 2026** will see this approval be deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant.*

1. Building Plans for a primary dwelling to be constructed on the subject property are to be submitted to and accepted by the County's Building and Safety Codes department;
2. The applicant shall submit a Stormwater Management Plan detailing proposed pond dimensions and suitability of proposed location(s) to the satisfaction of the Public Works department.

CONDITIONS OF APPROVAL

Please note that the following requirements must be completed within the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant. Failure to complete the conditions of approval will see the Development Permit be deemed null and void.

1. The development shall be executed in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate;
2. The applicant shall obtain all necessary building and safety code permits from the County, to the satisfaction of the Safety Codes Officer;
3. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections including adequate water for firefighting prior to occupancy of the Arena;
4. It is the applicant's responsibility to contact the County's GIS department to obtain and properly post a County address (emergency addressing sign);
5. A manure management and pasture management plan shall be provided for review and acceptance by the County's Agricultural Services department;
6. Approaches to the subject parcel are to be built to Commercial Approach Standards to the satisfaction of the County's Public Works department;
7. Prior to the County acknowledging completion of the development, the applicant shall submit verification from the involved professional(s) confirming that all improvements are consistent with the submitted Stormwater Management plan(s), and any recommendations/revisions as have been accepted by the County's Public Works department;
8. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development;
9. The applicant shall be responsible for payment of any professional costs including legal fees that may be incurred by Foothills County with respect to the implementation of this permit.

ADVISORY REQUIREMENTS

The following requirements are provided by Foothills County as a courtesy to the applicant(s) and property owner(s). They are provided for information purposes, and to advise the applicant(s) and landowner(s) of their responsibility and liability regarding requirements that must be adhered to.

1. The applicant shall construct and maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;**
2. Development shall comply with the requirements of the applicable Building, Safety and Fire codes at all times;
*If the proposed Arena is constructed as a low occupancy farm building under the current building and safety codes, occupancy and use of the building would be limited to attendance by residents of the subject property and/or by a maximum of four personal guests of the resident on any given day.
The appropriate permits, reviews, and inspections will need to be obtained in order to allow for occupancy by any non-resident employee(s), trainer(s) and/or visitor(s). You are encouraged to contact the County's Safety Codes Officer to review requirements;*
3. Attendance at the property in conjunction with use of the Arena, Private shall result in no more than 4 vehicle trips to the property on any given day which includes non-resident employees and non-resident users;

4. Road bans issued for the municipal road surface(s) must be adhered to at all times. Should any prospective hauls be overweight, the County's Public Works department must first be contacted to enter into agreement to reimburse the municipality for costs incurred with respect to any maintenance of the road surface(s) that provides access to and/or egress from the subject property;
5. Section 4.2.1.7 of the Land Use Bylaw 60/2014 permits Accessory Buildings used solely for Agricultural General purposes (ie: hay and equipment shelters; animal shelters) to be located on this Agricultural district property without the requirement of a development permit as long as all other requirements of the Land Use Bylaw and the applicable Building, Safety and Fire codes are met;
6. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
7. No soils are permitted to be removed from the subject parcel. When placing materials and conducting operations 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;
8. The building shall not exceed 10.67m (35 ft.) in height, from grade to peak – which is the maximum that the Land Use Bylaw allows for;
9. No portion of the Arena, Private is permitted to be used as a residence or living unit at any time, this includes for the purposes of overnight accommodations;
10. This approval in no way alters the number of combined animal units that are permitted on this property, which is a maximum of 52;
11. No relaxation of setbacks has been considered under this approval, therefore all development must meet setback requirements to all property lines.
12. The issuance of a Development Permit from the County does not relieve the applicant of the responsibility of complying with all other relevant bylaws and requirements, nor excuse the violation of any provincial or federal regulation or act which may affect use of the land.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed, and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development cannot proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, www.foothillscountyab.ca.
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



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

I AM APPEALING (check only one)		
Development Authority Decision ☐ Approval ☐ Conditions of Approval ☐ Refusal <u>Development Permit #</u> Date of Decision: (Y/M/D) _____	Subdivision Authority Decision ☐ Approval ☐ Conditions of Approval ☐ Refusal <u>Subdivision Application #</u> Date of Decision: (Y/M/D) _____	Decision of Enforcement Services ☐ Stop Order ☐ Compliance Order <u>Enforcement Order #</u> Date of Decision: (Y/M/D) _____
REASON FOR APPEAL (attach separate page(s) if required)		
All appeals should contain the reasons for the appeal, including the issues in the decision or the conditions imposed in the approval that are the subject of the appeal.		

Submitting an Appeal – Subdivision Authority Decisions

Appeals of decisions on subdivision applications are covered by [sections 678 to 682 of the Municipal Government Act](#).

A decision on an application for subdivision may be appealed by the applicant, by a Government department (if that department is required to be circulated on the application) or by the School Authority (with respect to matters related to municipal reserve or school reserve lands).

Appeals must be made by filing a notice of appeal within **14 days** of receipt of the decision with either the local Subdivision and Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears subdivision appeals where there is a provincial interest. Otherwise, the appeals are heard by the local SDAB.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- within Alberta’s "Green Area"
- ‘adjacent’ to or contains a body of water
 - adjacent means contiguous or would be contiguous if not for a railway, road, utility right of way or reserve land
- adjacent to or contains (either partially or wholly) land identified on the Listing of Historic Resources or public land set aside for use as historic resource
- the subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- the subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas
- within the following distances:
 - 1600 metres of a provincial highway
 - 450 metres of a hazardous waste management facility
 - 450 metres of the working area of an operating landfill
 - 300 metres of the disposal area of any landfill
 - 300 metres of a wastewater treatment plant
 - 300 metres of the working area of a non-hazardous waste storage site

Some of the distances may be varied in writing by a provincial government department, in which case the SDAB will hear the appeal.

Submitting an Appeal – Development Authority Decisions

Appeal of development authority decisions are covered by [Sections 684 to 687 of the Municipal Government Act](#).

A decision on an application for development may be appealed by the person applying for the permit or by any person affected by an order, decision or development permit made or issued by a development authority.

An order issued under a decision of Enforcement Services, being a Stop Order or Compliance Order, may be appealed by the person affected by the order.

Appeals must be made by filing a notice of appeal within **21 Days** after the date on which the written decision is given with either the local Development Appeal Board or the Land and Property Rights Tribunal. Which board is the appropriate board to hear the appeal will depend on certain factors with respect to the land involved. The Land and Property Rights Tribunal hears development appeals where there is a provincial interest. Otherwise, the appeals are heard by the local Subdivision and Development Appeal Board.

Notice of appeal should be filed with the Land and Property Rights Tribunal when the subject property is:

- The subject of a license, permit, approval or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission
- The subject of a license, permit, approval or other authorization granted by the Minister of Environment and Protected Areas

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

**Appeal fees are set in the County’s Fee Bylaw, which is generally reviewed and amended annually.*

Subdivision and Development Appeal Board Hearing and Requests	Fee
Requests to Adjourn, Postpone or Recess a Subdivision and Development Appeal Board Hearing	\$500
Appeal fee for all appeals to a Development Officers decision	\$100
Appeal fee for all Development Appeals when the application is not within the Development Officers discretion	\$575
Appeal fee for Appeal of a Stop Order	\$575
Appeal fee for Appeal of a Subdivision Authority decision* *Paid at the time od subdivision application and credited to endorsement fee if no appeal is filed	\$2,000
Appeal fee for Appeal of a Compliance Order issued as per Sections 545 and 546 of the Municipal Government Act	\$575

How to submit your appeal and pay your fee

Completed Notice of Appeal forms may be submitted by mail, in person or by email. Your Notice of Appeal must be received on or before the final appeal deadline and must include the applicable fees as outlined above.

Mail or deliver to:

SDAB Clerk, Foothills County

Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

To pay by Credit Card, please use the Credit Card Authorization section found on page 2 of the Notice of Appeal Form.

****NOTE FOR EMAIL SUBMISSIONS ONLY: IF YOU DO NOT RECEIVE AN EMAIL CONFIRMATION NOTIFYING YOU OF RECEIPT OF YOUR APPEAL, PLEASE CONTACT THE SDAB CLERK IMMEDIATELY****

What happens after my appeal is submitted?

Once your completed Notice of Appeal form is submitted on time and with the required fee, the appeal will be heard by the SDAB within 30 days. The SDAB Clerk will provide you with additional information regarding the appeal hearing.

If the appeal is against the decision of a Subdivision Authority, notice will be sent to you and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to you and to landowners located within the half mile surrounding the subject property.

More information

For more information about filing an appeal or SDAB procedures, please contact the SDAB Clerk at:

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca