



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

July 3, 2026

Erich Glasl



Dear Sir/Madam:

**Re: Development Permit Application 26D 149
Ptn: NW 2-20-3 W5M; Plan 9312546, Lot 4
Proposed Oversized Accessory Building with a Relaxation of Setbacks**

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. **Please note that there is an appeal fee of \$575.00.**

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 July 27, 2026**. 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

Stacey Kotlar
Development Officer

stacey.kotlar@foothillscountyab.ca

(403) 603-6207

SK/as
Encl.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: July 3, 2026

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

APPLICATION FILE NUMBER: 26D 149

LANDOWNER(S): ERICH GLASL

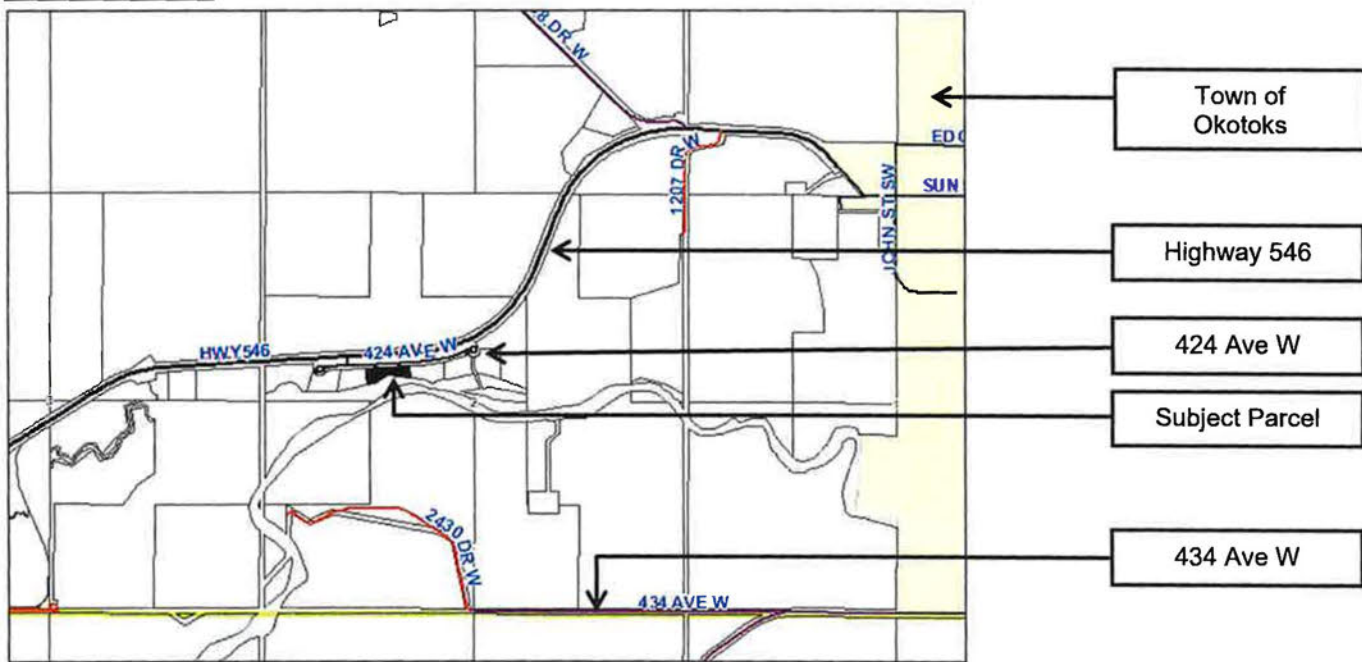
PROPOSAL DESCRIPTION: PROPOSED OVERSIZED ACCESSORY BUILDING WITH A RELAXATION OF SETBACKS

LEGAL DESCRIPTION: PLAN 9312546, LOT 4; PTN. NW 2-20-3 W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 1.95 acre Country Residential District parcel, located adjacent to and south of 424 Ave W, 30 m south of Highway 546, 23 m north of the Sheep River, and 1.9 km west of the Town of Okotoks.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of an Oversized Accessory Building +/- 958 sq. ft. (89 sq. m.) with a Relaxation of Setbacks on the subject parcel for personal use.

On a property of this size, the current Land Use Bylaw 60/2014 allows for a maximum of three (3) accessory buildings with a cumulative sized not to exceed 950 sq. ft. (88.26 sq. m.) accessory to the residence. In addition, permanent dwellings are permitted up to two private garages (attached or detached) up to a maximum of 1,200 sq. ft. (111.48 sq. m.).

The structure also requires a relaxation of setback approval. The Accessory Building is proposed to be located 7.68 m (25.2 ft.) at its closest point from the north property line, when it is required to be setback 15 m. Therefore, the applicant is seeking a 7.32 m or 48.8% relaxation of setbacks.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures, provided that the applicant can provide rationale as to why the proposed location is the most appropriate location for the proposed structure.

Oversized Accessory Building with a Relaxation of Setbacks is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Proposed Oversized Accessory Building (+/- 958 sq. ft.) with a 48.8% Relaxation of Setbacks, on the subject parcel being a portion of Plan 9312546, Lot 4; NW 2-20-3 W5M has been considered by the Development Officer and is **REFUSED**.

REASON FOR REFUSAL:

Sections 5.6.4 of the Land Use Bylaw 60/2014 identify that it is within the discretion of the Development Authority to allow a relaxation of any yard setback for proposed structures to a maximum of 25% of the setback identified within the Country Residential land use District of the Land Use Bylaw.

The requested relaxation of setbacks to the proposed structure exceeds the maximum variance that may be considered by a Development Officer. As such, this application is considered an automatic refusal and if appealed, will be given further consideration by Development Appeal Board.

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 3, 2026 8:23 AM
To: [REDACTED]
Cc: Stacey Kotlar
Subject: Development Officer's Decision- Development Permit 26D 149
Attachments: 26D 149 Letter.pdf; 26D 149 DO's Decision.pdf; Appeal Form-2026.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 26D 149, originals to follow in the mail.
Please reply stating you have received this email and attachment.

If you have any questions please contact **Stacey Kotlar** of our Planning Department
at Stacey.Kotlar@foothillscountyab.ca .

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 3, 2026 8:23 AM
To: FC Assessment
Cc: Stacey Kotlar
Subject: Development Officer's Decision- Development Permit 26D 149, Roll No.2003025050
Attachments: 26D 149 DO's Decision.pdf

Good morning,

Please find attached the Development Officer's Decision for Development Permit 26D 149. The roll number for this parcel is 2003025050.

Should you have any questions, please do not hesitate to contact **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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

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W. www.foothillscountyab.ca

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 3, 2026 8:23 AM
To: FC-Council
Cc: Stacey Kotlar
Subject: Development Officer's Decision- Development Permit 26D 149-Division 3
Attachments: 26D 149 DO's Decision.pdf

Good Morning,

Please find attached the Development Officer's Decision for Development Permit 26D 149. This circulation is being provided to you for information purposes only.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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

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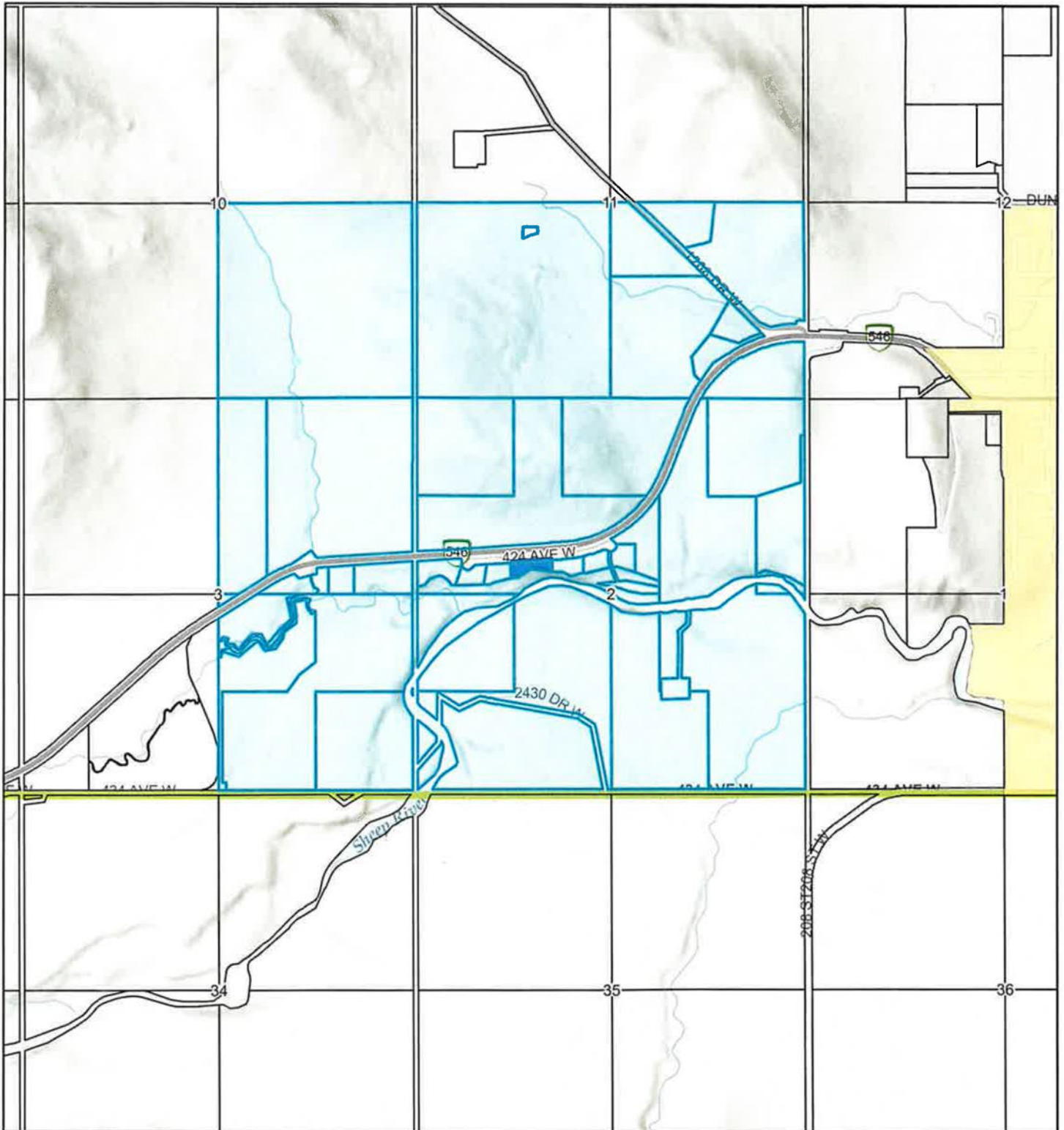
File No. 26D 149 Circulation List

July 3, 2026

Page 1 of 1

<i>RollNo</i>	<i>MailName</i>	<i>Qtr-Sc-Tw-Rg M</i>	<i>Plan-Blk-Lot</i>	<i>Hamlet/Subdivision</i>	<i>Size Unit</i>	<i>Zone</i>
1828302500	Paul N. & Carol A. Butuk	-- WSW 30 18			160.00 Acres	INR
1828305000	Paul N. & Carol A. Butuk	-- WNW 30 18			159.50 Acres	A
1828312500	P. Murray & Marlene A. Palin	-- WSW 31 18			159.00 Acres	A
1829250000	Robert Roy Fraser	-- WSE 25 18			137.37 Acres	A
1829250010	Town Of High River	-- WSE 25 18	Plan 1014136 1 4		10.00 Acres	CR
1829250020	Town Of High River	-- WSE 25 18	Plan 1014136 1 1		8.23 Acres	CR
1829250030	Foothills County	-- WSE 25 18	Plan 1014136 1 2ER		0.15 Acres	ER
1829250040	Foothills County	-- WSE 25 18	Plan 1014136 1 3ER		0.22 Acres	ER
1829252500	Mark Helliwell & Linda Smorang	-- WSW 25 18	Plan 9913164 1		16.93 Acres	CR
1829252510	Peter T. & Sheila M. Macklin	-- WSW 25 18			20.00 Acres	CR
1829252530	Robert Roy Fraser	-- WSW 25 18			123.10 Acres	A
1829255000	Peter T. & Sheila M. Macklin	-- WNW 25 18			103.77 Acres	A
1829255010	Town Of High River	-- WNW 25 18	Plan 0213190 3 1		26.93 Acres	A
1829255030	Rod & Nicole Macklin	-- WNW 25 18	Plan 0213185 4 1		16.23 Acres	CR
1829257500	Lee H & Judith P Nail	-- WNE 25 18			83.45 Acres	A
1829257510	Kenneth A. & Geralyn Nichols	-- WN 25 18	Plan 0213189 2 1		49.52 Acres	A
1829257520	Hifab Storage Ltd	-- WNE 25 18	Plan 9311373 1		12.15 Acres	RB
1829257530	Gregory T. & Kay M. Rosell	-- WNE 25 18	Plan 0312300 1 1		5.39 Acres	CR
1829257540	Shea & Meghan MacKenzie	-- WNE 25 18	Plan 0810590 1 2		12.75 Acres	CR
1829257550	Foothills County	-- WNE 25 18	Plan 0810590 1 3ER		1.11 Acres	ER
1829360005	Redtail Development Corp	-- WSE 36 18	Plan 1910344 3 1		95.38 Acres	EPA
1829362500	Town Of High River	-- WSW 36 18	Plan 0213188 1 1		161.11 Acres	A

Half Mile



2026-07-03, 8:28:39 a.m.



Parcels

Settlement

Town



Townships

World_Hillshade



A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.17, 0.35, and 0.7. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.3, 0.6, and 1.2. The scales are aligned such that 0.17 miles corresponds to 0.3 kilometers, and 0.35 miles corresponds to 0.6 kilometers.

Esri, NASA, NGA, USGS, FEMA



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: 600.00

Application No: 260149

Receipt No.: 458160

Tax Roll No: 2003025050

Date Received: May 11/24

Date Deemed Complete: May 21, 2026

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Erich Glasl

Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Telephone: +1 [REDACTED]

Legal Land Description: Plan 931 2546, Block , Lot 4, LSD , Quarter NW, Section 02, Township 20, Range 03, West of the 5 Meridian.

Registered Owner of Land: Erich Glasl

Registered Owner Mailing [REDACTED]

Telephone: [REDACTED]

Interest of Applicant if not owner of site:

PART 2 PROPOSED DEVELOPMENT

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

This development is the addition of a Hobby Workshop on Lot 4.

The activities will be small woodworking, i.e. cabinet building, carving, etc.

The work shop will have small electrical tools like planer, table saw, small saw mill, bandsaw, drill and small tools.

Electricity and gas will be piped from existing supplies at the primary residence.

Relaxation of Setbacks to Road of 7.68m

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 2 acres

Size Of Proposed Building: 89 sq m Height: _____

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

Utilities Presently On Site: yes

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

Utilities Proposed: yes

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.):

Site plan, Building Plan, Geotech.

Estimated Date of Commencement: asap Estimated Date of Completion: _____

I, Erich Glasl

hereby certify that I am:

☒ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: May 11th, 2026

RIGHT OF ENTRY

I, being the owner or person in possession of the above described land and any building thereon, hereby consent to an authorized person designated by Foothills County to enter upon the land for the purpose of inspection during the processing of this application.

May 11th, 2026 _____

Date Signature



LAND TITLE CERTIFICATE

S

LINC

0025 837 261

SHORT LEGAL

9312546;;4

TITLE NUMBER

251 224 676

LEGAL DESCRIPTION

PLAN 9312546

LOT 4

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 0.788 HECTARES (1.95 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;3;20;2;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 125 835

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 224 676	05/09/2025	TRANSFER OF LAND	\$880,000	CASH & MORTGAGE

OWNERS

ERICH GLASL



ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 048 105	21/04/1976	CAVEAT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
921 268 364	27/10/1992	CAVEAT RE : AGREEMENT UNDER PLANNING ACT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
251 224 676

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

HIGH RIVER
ALBERTA T1V1M7

941 267 331 17/10/1994 EASEMENT
OVER LOT 4 ON PLAN 9312546 FOR BENEFIT OF
LOT 3 ON PLAN 9312546
(PLAN 9411074)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 22 DAY OF MAY,
2026 AT 08:28 A.M.

ORDER NUMBER: 57222445

CUSTOMER FILE NUMBER: AS_Planning

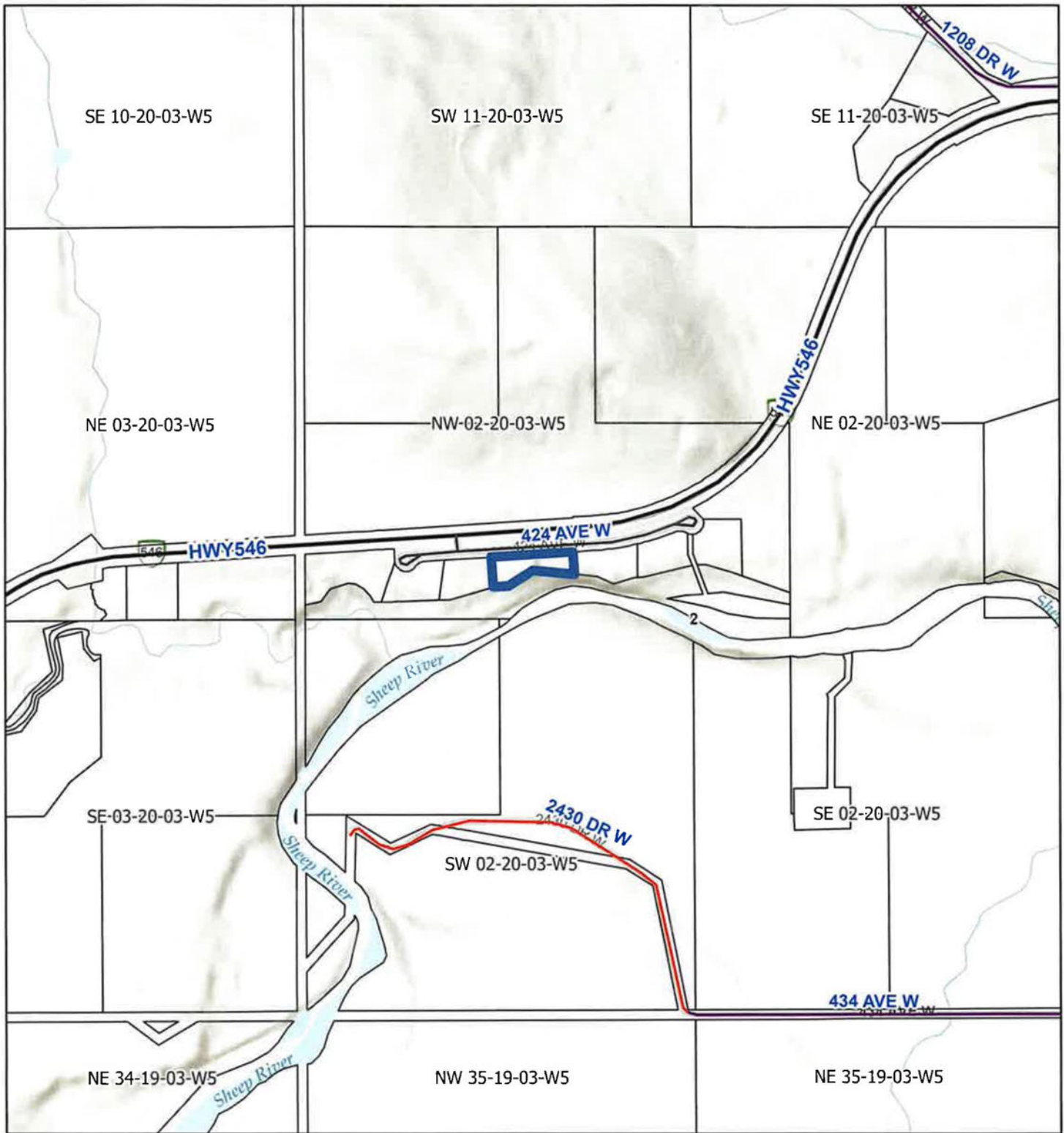


END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

NW 2-20-3 W5M; Plan 9312546 Lot 4

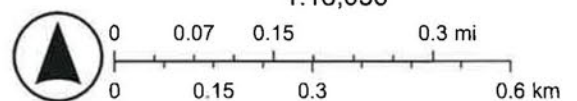


2026-05-22, 8:31:25 a.m.

Roads

- Gravel
- Chips Seal / Oil
- Pavement

- Highway
- Parcels
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA

NW 2-20-3 W5M; Plan 9312546 Lot 4



2026-05-22, 8:34:32 a.m.

 Parcels

World Imagery

Low Resolution 15m Imagery

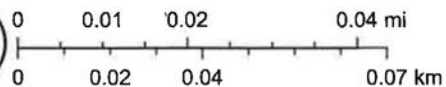
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



1:2,257



Glasl Timber Frame Workshop

CLIENTS

Erich Glasl

Contact: Erich Glasl
Phone: [REDACTED]

ARCHITECTURAL DRAFTING

Timber Oaks Home Design

Contact: Heather Meaney
Phone: 403-851-8871
Email: heather@timberoaksdesign.ca

STRUCTURAL ENGINEERING

Fire Tower Engineered Timber

AB Permit to Practice P12134
Contact: Joe Miller, Ph.D., P.E., P.Eng.
Phone: 401-654-5600
Email: joe@fet.com

GENERAL CONTRACTOR

Erich Glasl

Contact: Erich Glasl
Phone: 1-647-879-4858
Email: erichglas@me.com

PROJECT ADDRESS

[REDACTED] AB
LOT 4, PLAN 9312546



403-851-8871
www.timberoaksdesign.ca

DRAWING LIST

A0.0	Cover Page
A1.1	Site Plan
A2.1	Workshop Plans
A3.1	Elevations - Workshop
A4.1	Building Sections
E1.1	Electrical/Lighting Plans
S1.1	Foundation Plan
T1.0	Timber Plans
T1.1	Timber Elevations
T1.2	Timber Elevations
T1.3	Timber Elevations
T1.4	Timber Elevations
T2.1	Timber Details

ISSUED

10-04-2024	PRELIMINARY PLANS
11-08-2024	GENERAL REVISIONS
12-02-2024	ISSUED FOR REVIEW
02-28-2025	ISSUED FOR ENGINEERING
04-02-2025	ISSUED FOR REVIEW
06-09-2025	ISSUED FOR DP

PLOTTING

THESE PLANS HAVE BEEN SCALED FOR PLOTTING ON 24"x36" (ARCH D) PAPER SIZE.

GENERAL NOTES

TIMBER OAKS HOME DESIGN IS NOT RESPONSIBLE FOR THE CONSTRUCTION METHODS OF THE CONTRACTOR AS IT RELATES TO THE PROJECT REFERENCED IN THESE CONSTRUCTION DRAWINGS.

CONTACT LEAD DESIGNER AT TIMBER OAKS HOME DESIGN AS NOTED HEREIN FOR ANY QUESTIONS OR CLARIFICATIONS.

DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM TIMBER OAKS HOME DESIGN BEFORE CONTINUING WITH THE WORK.

CONTRACTOR AND SUB-TRADES MUST REVIEW AND REFER TO ALL DRAWING NOTES, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.

CONTRACTOR AND ALL SUB-TRADES MUST REVIEW SITE CONDITIONS, SCOPE OF WORK, ANY RELATED WORK, ALL DRAWINGS AND DOCUMENTATION, AND REPORT ANY DISCREPANCIES TO TIMBER OAKS HOME DESIGN PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE ALL ELECTRICAL LOCATIONS WITH MILLWORK. SOME PARTICULAR HEIGHTS AND DIMENSIONS HAVE BEEN NOTED ON THE TIMBER OAKS HOME DESIGN DRAWINGS.

ALL WORK TO CONFORM TO THE CURRENT LOCAL PROVINCIAL BUILDING CODE. CONTRACTOR TO ENSURE ACCESS PANELS PROVIDED WHEREVER REQUIRED. FINISH PANELS TO MATCH WALL OR CEILING COLOR. CONTRACTOR TO COORDINATE WITH TIMBER OAKS HOME DESIGN IF ANY QUESTIONS ARISE REGARDING PLACEMENT AND FINISHING OF ACCESS PANELS.

CODES & STANDARDS

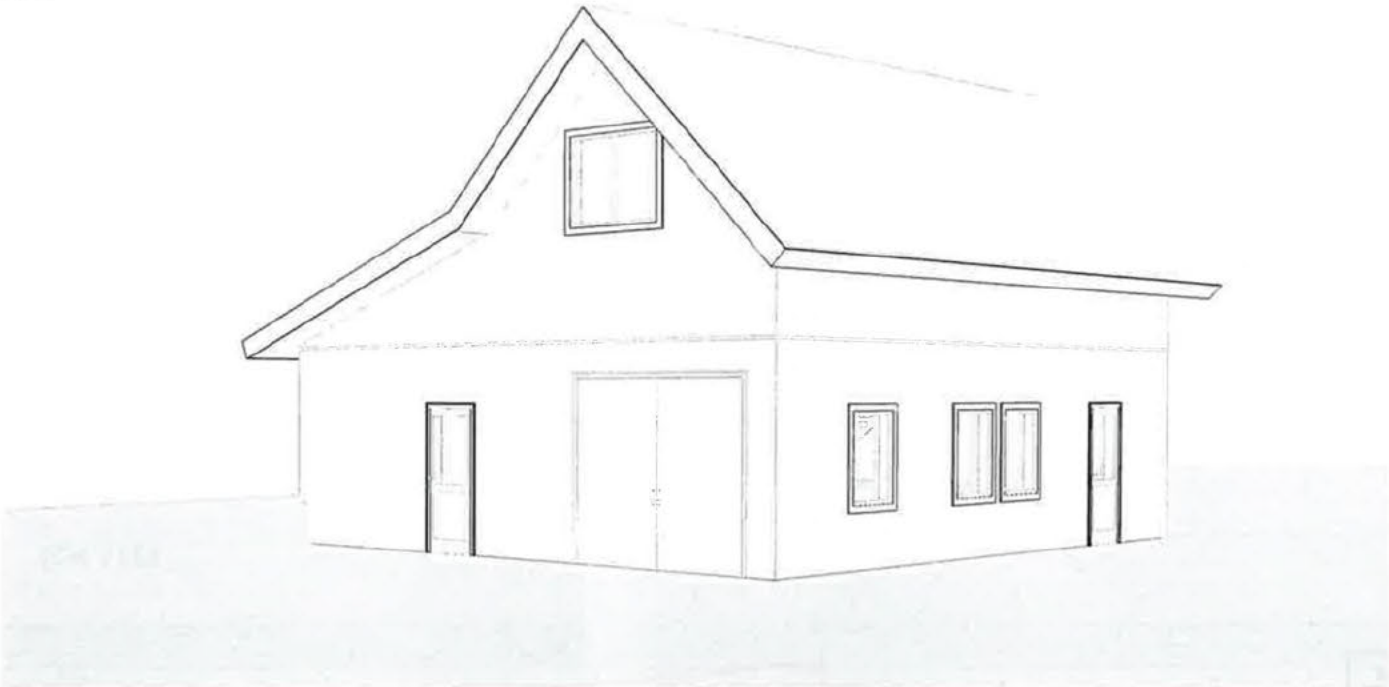
PERFORM WORK IN ACCORDANCE WITH THE CURRENT ADDITION OF THE LOCAL BUILDING CODE AND WORKER'S COMPENSATION BOARD REGULATIONS, AND ANY OTHER REGIONAL OR LOCAL AUTHORITY HAVING JURISDICTION. ANY CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

CONTRACTOR IS REQUIRED TO MEET OR EXCEED MINIMUM REQUIREMENTS OF SPECIFIED STANDARD, CODES AND REFERENCED DOCUMENTS.

IN ADDITION TO THE STANDARDS PROVIDED IN THIS DOCUMENT, ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS/ BEST PRACTICES ESTABLISHED BY ALL NATIONAL/REGIONAL TRADE ASSOCIATIONS WHERE APPLICABLE OR AVAILABLE. WHERE CONFLICT OR DISCREPANCY EXISTS, THE MORE STRINGENT STANDARD/REQUIREMENT SHALL APPLY.

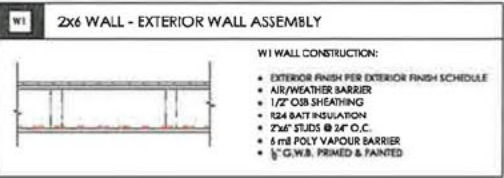
COPYWRITE

ALL DRAWINGS WITHIN THIS DOCUMENT ARE INTELLECTUAL PROPERTY OF TIMBER OAKS HOME DESIGN AND ARE NOT TO BE SOLD OR USED FOR PURPOSES OTHER THAN STATED WITHIN THESE DRAWINGS.

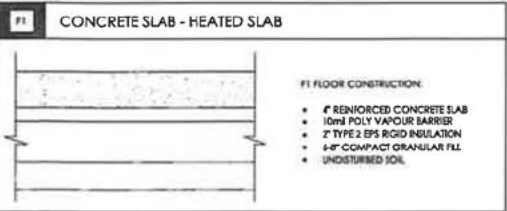


1 Workshop 3D View

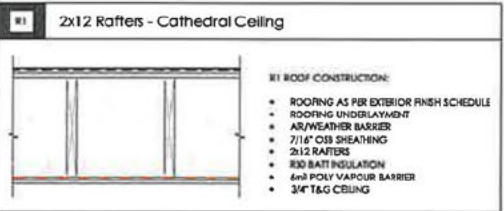
WALL ASSEMBLIES



FLOOR ASSEMBLIES



ROOF ASSEMBLIES



2 BUILDING ASSEMBLIES
1" = 1'-0"



Revisions

No.	Description	Date
1	Preliminary Plans	10/04/2024
2	General Revisions	11/08/2024
3	Issued for Review	12/02/2024
4	Issued for Review	02/28/2025
5	Issued for Engineering	04/02/2025
6	Issued for Review	04/21/2025
7	Issued for DP	06/09/2025

Glasl Workshop

Erich Glasl

Cover Page

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

A0.0



403-851-8871
www.timberoaksdesign.ca

DRAWING LIST

- A0.0 Cover Page
- A1.1 Site Plan
- A2.1 Workshop Plans
- A3.1 Elevations - Workshop
- A4.1 Building Sections
- E1.1 Electrical/Lighting Plans
- S1.1 Foundation Plan
- T1.0 Timber Plans
- T1.1 Timber Elevations
- T1.2 Timber Elevations
- T1.3 Timber Elevations
- T1.4 Timber Elevations
- T2.1 Timber Details

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No.	Description	Date
1	Preliminary Plans	10/04/2024
2	General Revisions	11/08/2024
3	Issued for Review	12/02/2024
4	Issued for Review	02/18/2025
5	Issued for Engineering	04/02/2025
6	Issued for Review	04/19/2025
7	Issued for DFP	06/09/2025
8	Workshop Location	08/26/2025
9	Workshop Location	03/30/2026

Glasl Workshop

Erich Glasl

Site Plan

Project number	134-2024
Revision Date	03/30/2026
Drawn by	H.Meaney
Checked by	HM

A1.1

BUILDING INFORMATION

LOT 4, PLAN 9312546

RESIDENTIAL ZONE: COUNTRY RESIDENTIAL (CR)
LOT AREA: 2.0 ac/m
LOT TOTAL WIDTH: 170.02 m
LOT TOTAL DEPTH: 61.88 m

EXISTING CARRIAGE HOUSE: 104.0m² (1120sqft)
PROPOSED WORKSHOP: 89.30m² (958sqft)
TOTAL PROPOSED DEVELOPMENT: 193.3m² (2078sqft)
MAX LOT COVERAGE (40%): 3237.40m²

SETBACKS

FRONT YARD SETBACK: 15.0m
SIDE YARD SETBACK: 15.0m
SIDE YARD SETBACK: 15.0m
REAR YARD SETBACK: 15.0m

BUILDING HEIGHT:

MAX ACCESSORY BUILDING HEIGHT: 12m
PROPOSED ACCESSORY BUILDING HEIGHT: 7.1m

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK
	PROPOSED BUILDING
	DRIVEWAY
	ROOF OVERHANG
	EXISTING GRADE CONTOUR LINES
	TREE LINE
	EXISTING GRADE MARKERS
	PROPOSED GRADE MARKERS

① SITE PLAN
1" = 30'-0"

N

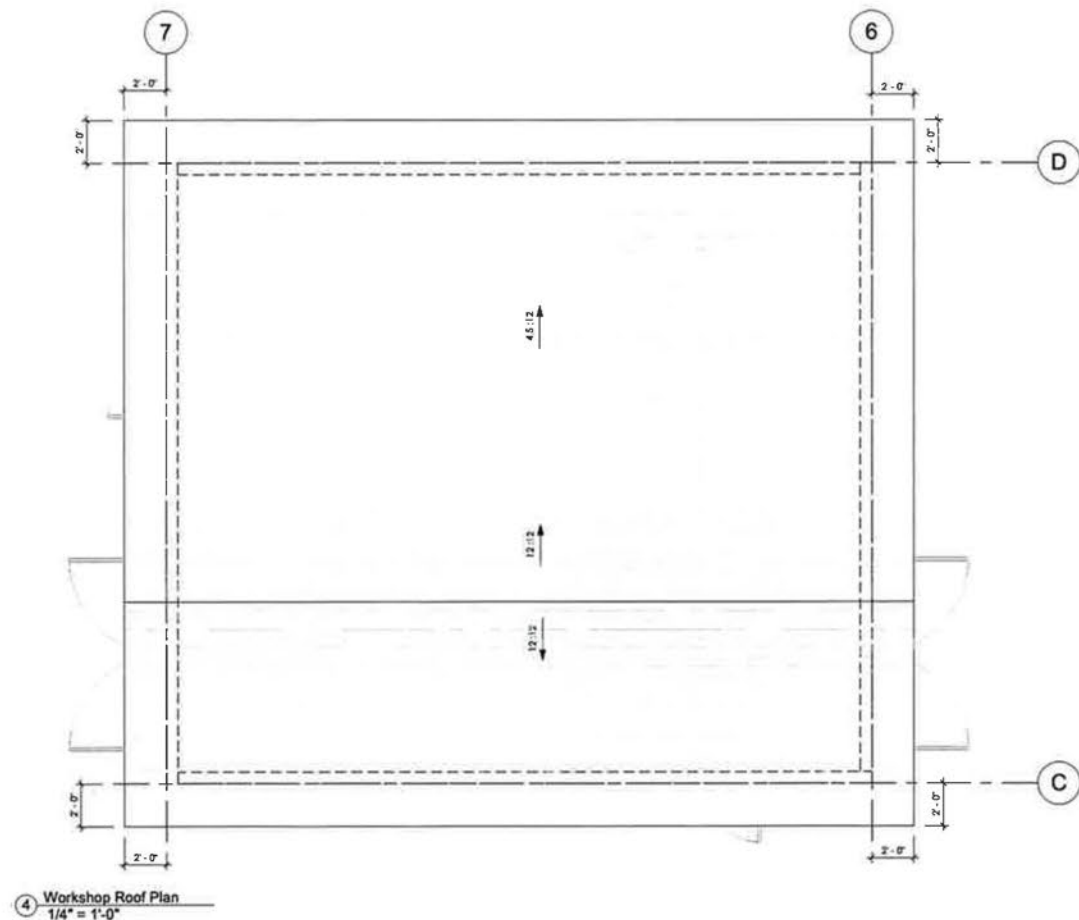
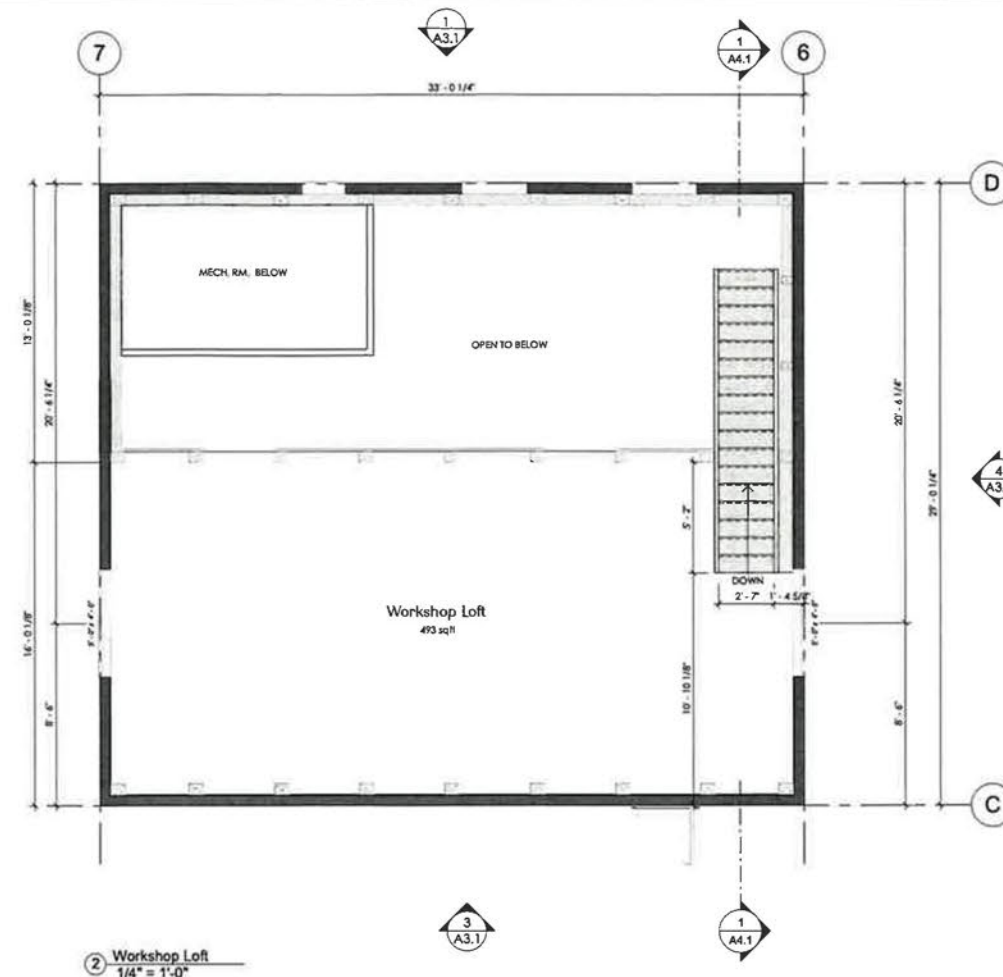
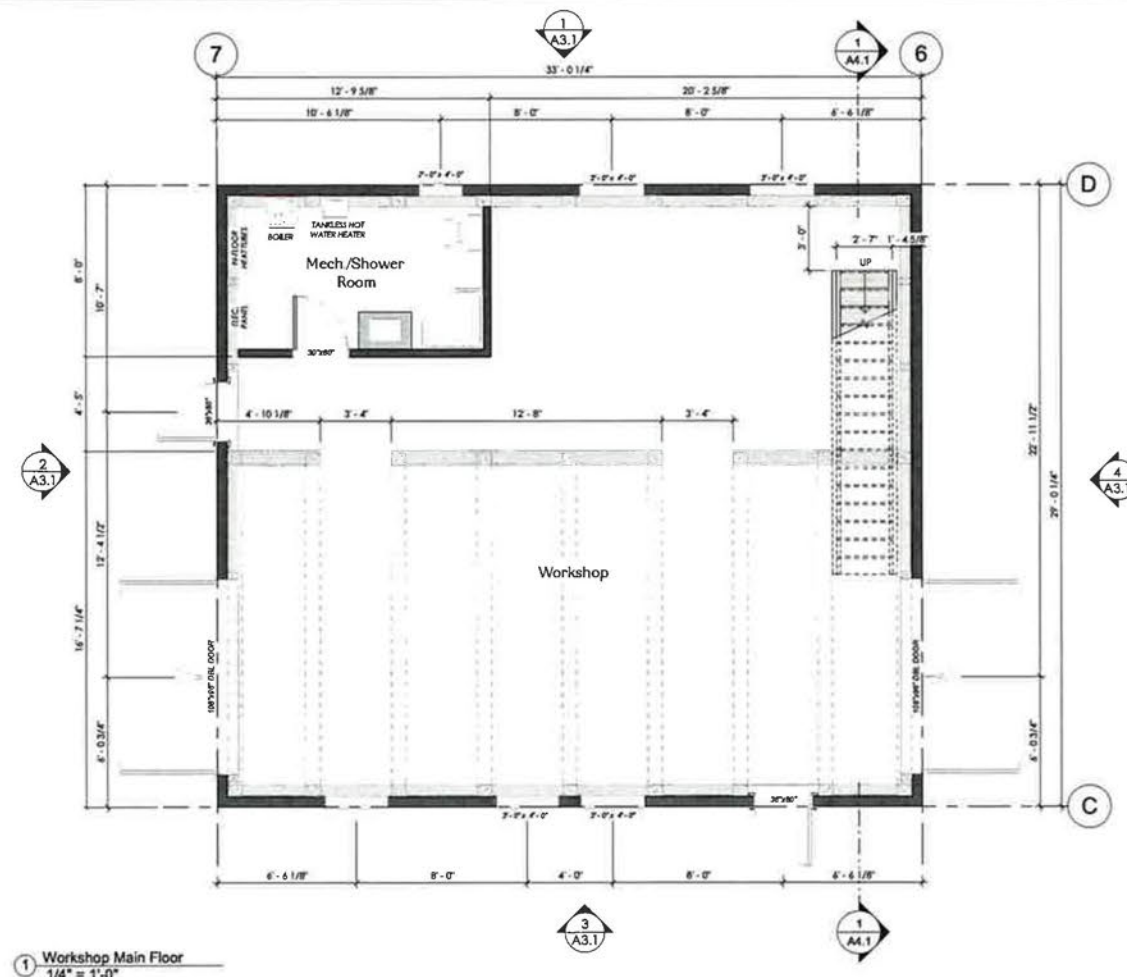
208191 424 Avenue West

LOT 4 PLAN 931 2546

LOT 11ER

LOT 4

LOT 3



CONSTRUCTION GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO DESIGNER AS NEEDED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
3. ALL INTERIOR WALL PARTITIONS ARE 2x4 UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF STUD.
4. ALL EXTERIOR WALLS ARE 2x6 UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF SHEATHING.
5. ALL EXISTING EXTERIOR WALLS WILL BE INSULATED AS PER W1 CONSTRUCTION.
6. INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED. IF DIMENSIONS ARE REQUIRED THEY SHALL BE TO CENTER OF ROUGH OPENING. ALL CLOSET OPENINGS SHALL BE CENTERED ON TOTAL CLOSET WIDTH IF NOT DIMENSIONED.
7. PROVIDE PLYWOOD BACK-UP FOR ALL LOCATIONS WITH WALL-HUNG ITEMS.
8. MILLWORK DIMENSIONS ARE TO FACE OF CASEWORK.

CONSTRUCTION LEGEND:

	2x4 INTERIOR WALL
	2x6 EXTERIOR WALL
	2x6 INTERIOR LOAD BEARING WALL
	TIMBER BEAM
	DOOR
	WINDOW
	ELEVATION REFERENCE
	DETAIL REFERENCE
	WALL SECTION REFERENCE
	WALL TYPE REFERENCE
	ROOM NAME & CEILING HEIGHT

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#141469
Timber Foundations

Revisions		
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1	Preliminary Plans	10/04/2024
2	General Revisions	11/08/2024
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6	Issued for Review	04/29/2025
7	Issued for DP	06/09/2025

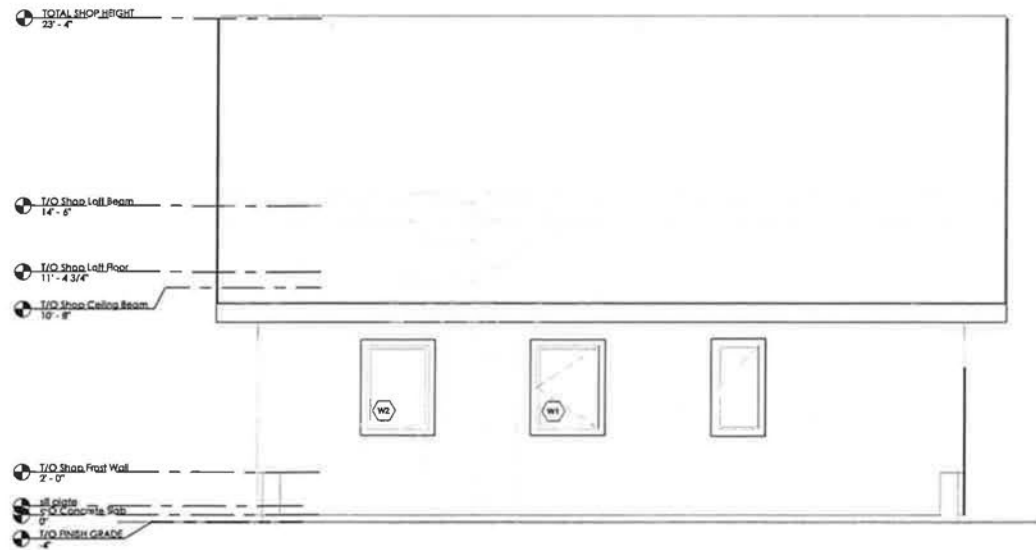
Glasl Workshop
Erich Glasl

Workshop Plans

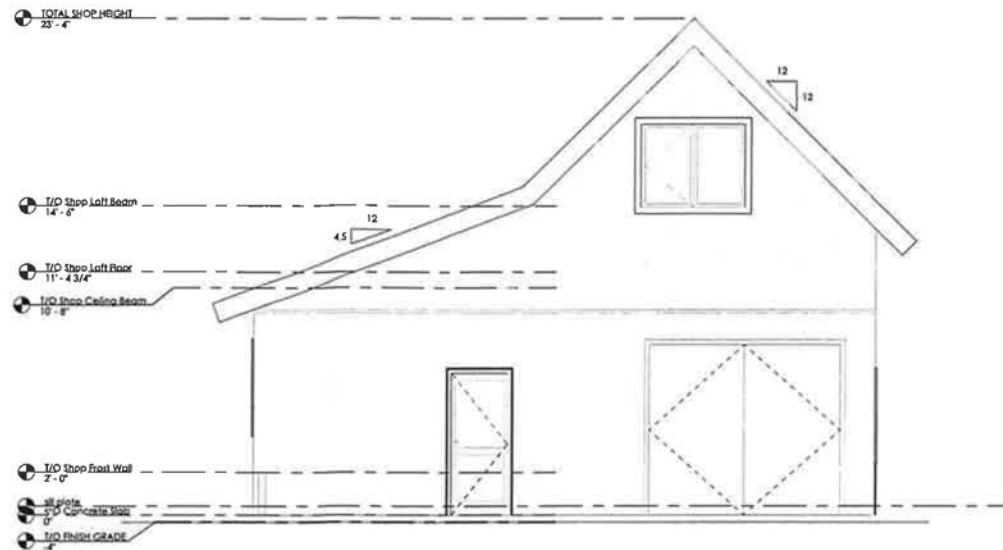
Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

A2.1

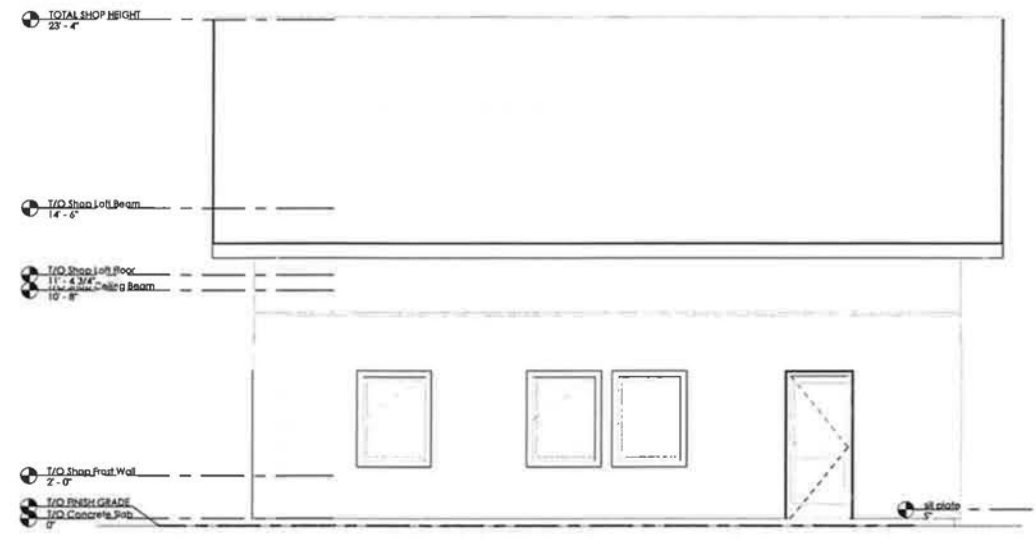
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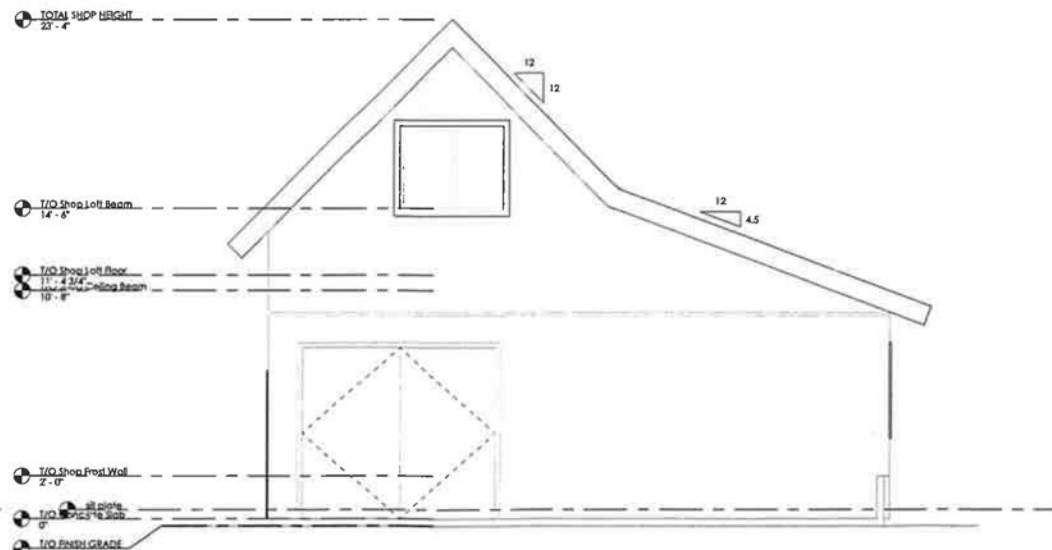
1 NORTH - WORKSHOP
1/4" = 1'-0"



2 EAST - WORKSHOP
1/4" = 1'-0"



3 SOUTH WORKSHOP
1/4" = 1'-0"



4 WEST - WORKSHOP
1/4" = 1'-0"

EXTERIOR FINISHES	
1	METAL ROOFING STYLE: STANDING SEAM COLOR: TBD
2	WOOD FASCIA STYLE: 1"x12" FINISH: TBD
3	METAL SOFFIT STYLE: ALUMINUM VENTED SOFFIT COLOR: TBD
4	VERTICAL SIDING MANUFACTURER: TBD STYLE: BOARD & BATTEN COLOR: TBD
5	WINDOW/DOOR TRIM MANUFACTURER: TBD STYLE: CEDAR TEXTURE SIZE: 3.5" COLOR: TBD
6	EXTERIOR TIMBER STAIN MANUFACTURER: SANGIN TYPE: EN5 EXTERIOR STAIN COLOR: TBD



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#141469
timberfoundations

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Elevations - Workshop

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaneay
Checked by	HM

A3.1

DRAWING LIST

A0.0	Cover Page
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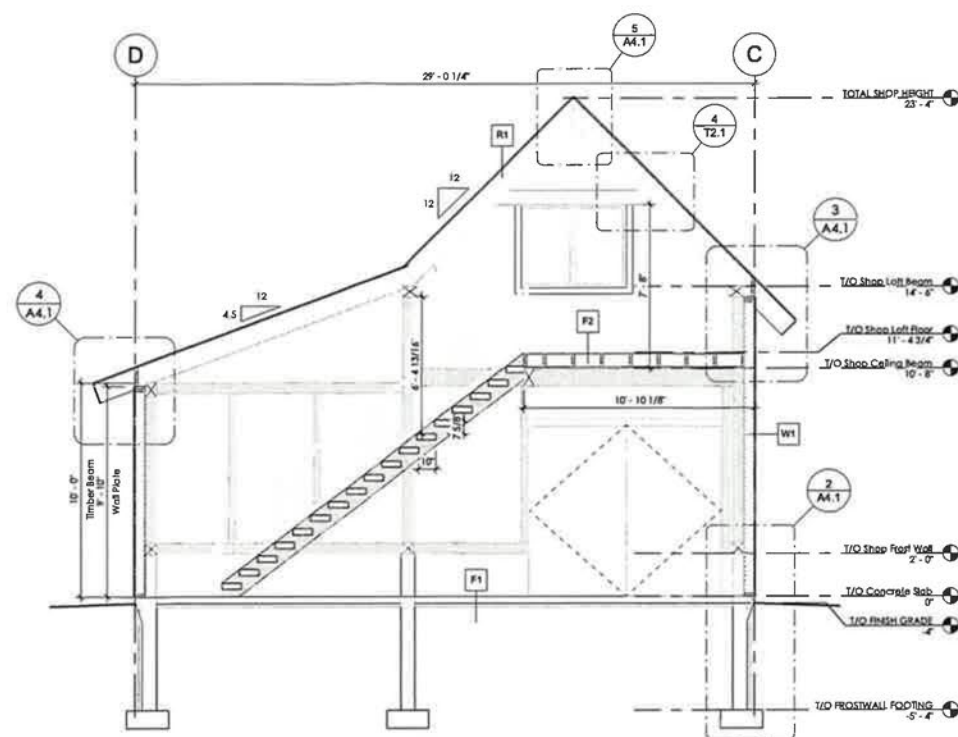
Glasl Workshop

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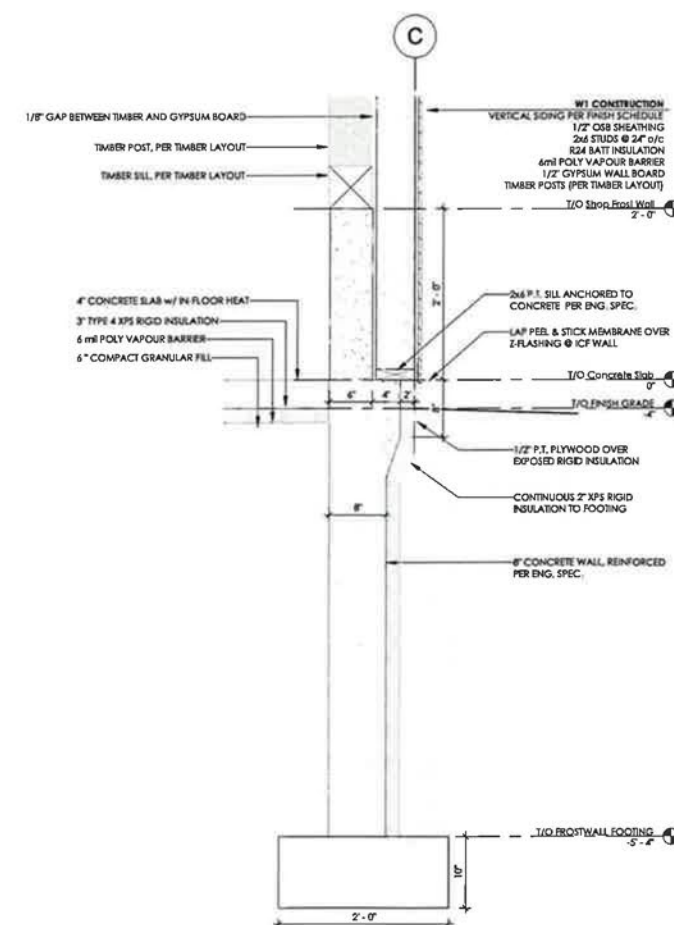
Building Sections

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meoney
Checked by	HM

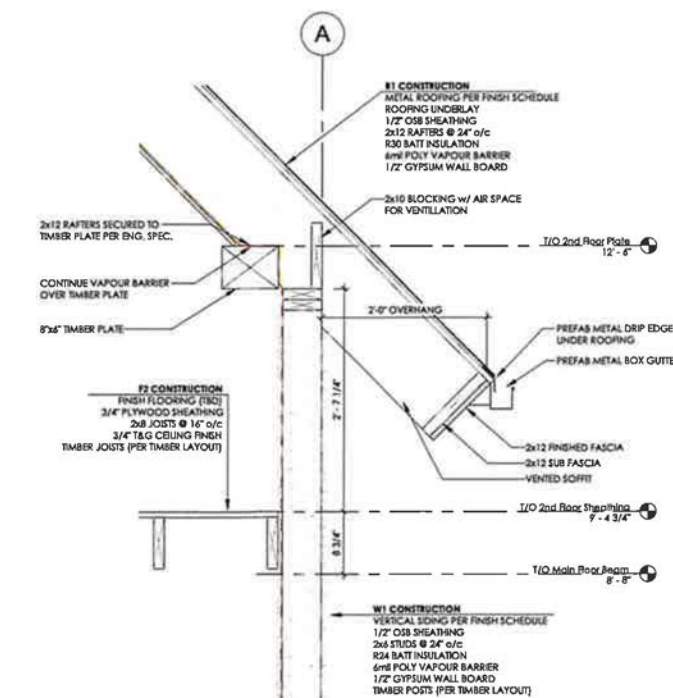
A4.1



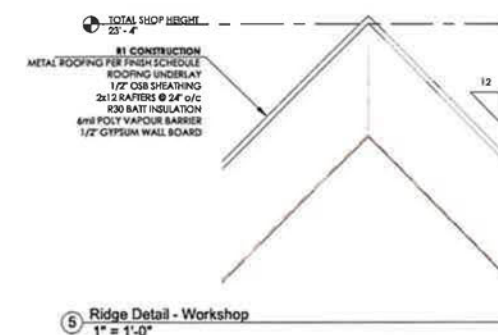
1 Workshop Section
1/4" = 1'-0"



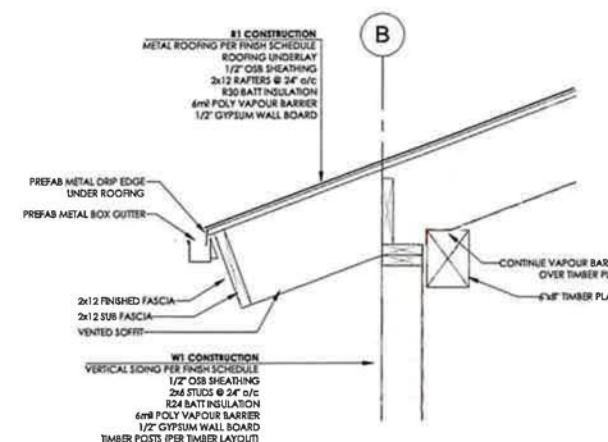
2 Foundation Detail - Workshop
1" = 1'-0"

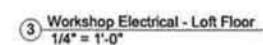
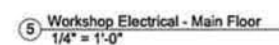


3 Loft Wall Plate Detail
1" = 1'-0"

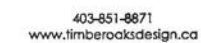


4 Lower Wall Plate Detail
1" = 1'-0"



ELECTRICAL GENERAL NOTES:

1. ELECTRICAL PLANS SHOW IN THESE DRAWINGS REPRESENT A SCHEMATIC LAYOUT ONLY. CONTRACTOR/ELECTRICIAN IS RESPONSIBLE FOR INQUIRY ALL RELEVANT CODES ARE MET.
2. GENERAL CONTRACTOR/ELECTRICAL CONTRACTOR TO REVIEW DRAWINGS AND CONFIRM ALL SITE CONDITIONS TO ENSURE ADEQUATE LIGHTING FOR SPACE.
3. PREFERRED CIRCUITRY INDICATED. GENERAL CONTRACTOR TO CONFIRM CONDITIONS. ANY SUGGESTED CHANGES SHOULD BE DISCUSSED w/ CLIENT.



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Electrical/Lighting Plans

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

E1.1

0.72 kPa + timber/log self weight

1.92 kPa – all floors

Is	1.0 (ULS)
Ss	1.1 kPa
Sr	0.1 kPa

0.48 kPa

Wood Framing

All framing, studs, joists, rafters, bridging, blocking, and nailing not otherwise specified on these drawings shall be consistent with and in accordance to Part 9 of the 2020 NBCC.

Connections

Unless noted otherwise, log screws shall have a min 5/16" (8mm) thread diameter and 3" (75mm) of thread length. Approved brands include Heco, ASSY, Spax, GRK, SFS-Intec, and Rothoblaas. Equivalent screws shall be permitted with the written permission of the engineer only. Replacement of fully threaded screws (e.g. Heco Topix-CC) with partially threaded screws (e.g. ASSY SK) are not permitted. All screws shall include 3" of min. penetration into the connecting member, minimum.

Nails shall be "common" sizes. Use of box or other reduced diameter nails shall be permitted on when equivalent capacity to full-diameter common sizes is shown by manufacturer testing data.

Specialty hardware, unless otherwise noted, shall be Simpson Strong-Tie or approved equal.

Unless otherwise called out in joinery details on exterior timber frame portions shall meet the following requirements, and be detailed in accordance with TFEC 1-19.

Housings for 6x and larger stock (or round equivalent) shall be a minimum of 3/4", unless specified otherwise. 4x material, including braces, shall be housed 1/2" minimum. Birds mouths, reductions, and copes not supported by a bearing surface shall not exceed more than 1/4 the member depth without requiring further reinforcement.

Rafters and purlins shall be secured into their housings and supports with log screws, (1) screw at each end for 6x and smaller material, (2) screws at each end for 8x and larger material.

If tooling or erection procedures make other connection details more practical, alternates that meet the design intent (traditional joinery and concealed fasteners) will be considered.

The footings have been designed using an assumed soil bearing capacity of 100 KPa for both ultimate and service limit states. No Geotech report is available.

Footings shall be placed to provide protection from freezing and water ingress, and shall be so located to ensure they are placed on undisturbed or otherwise approved bearing strata.

Control joints shall be sawn as soon as possible into the slab at 4m intervals or at locations shown on the structural drawings.

Welded wire mesh shall be placed in the middle to upper third of slabs, and supported on chairs during concrete placement. Pulling the mesh up after the concrete has been placed is not a permitted alternative to chairs.

If hot or cold weather concreting shall occur, consult the engineer of record for requirements.

Concrete shall be placed in accordance with CSA A23.1, which shall have the following properties:

Piers, Foundation Walls, Footings	25 MPa (@ 28days)
Reinforced Concrete Retaining Walls	25 MPa (@ 28days)

All concrete exposed to the weather and freeze-thaw cycles shall have 6% air entrainment.

Do not add water to the concrete on site unless specifically authorized by the engineer of record.

Use mechanical vibrators to consolidate concrete shortly after placement.

Do not use calcium chloride admixtures or mineral admixtures (including silica fume and fly ash) unless specially permitted by the engineer.

All construction and designs confirm with the structural requirements set forth in part 9 of the 2020 NBCC, with structural components designed in accordance with Part 4.

Drawings are to be used for stated purpose only at the stated site. Relocation or use of the structure in another location is not permitted without direct written permission from the engineer. Use only drawings clearly labeled "FOR CONSTRUCTION" for actual construction. Hand sketched details take precedence over computer generated drawings. These structural notes take precedence

The contractor shall clearly and legibly mark up a set of structural drawings, with as-built dimensions and details modified during the course of construction, and provide copies to the engineer of record. No alterations to the design, detailing, or structural members are permitted without the engineer's prior approval.

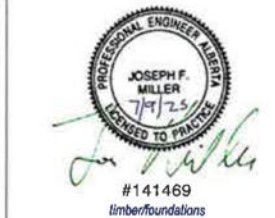
Field reviews shall not relieve the contractor from the responsibility for the proper performance of their work as laid forth in these and other contract documents. Any errors or omissions, whether intentional or unintentional, are not the responsibility of the engineer, and, notification to the engineer shall be made when any errors or omissions are found.

The contractor is responsible for the design and installation of all formwork, temporary supports, and other false work. All personnel safety aspects of the fabrication, construction, and erection are the responsibility of the contractor, and specifically not that of the engineer.

NOTE: SCOPE OF WORK INCLUDED TIMBER FRAME DESIGN (INCLUDING TIMBER SIZING AND JOINERY) AND FOUNDATION DESIGN ONLY. ANY CIVIL, MECHANICAL, ELECTRICAL OR OTHER STRUCTURAL DESIGN BESIDES THAT STATED IN THE SCOPE OF WORK IS NOT THE RESPONSIBILITY OF FIRE TOWER ENGINEERED TIMBER.



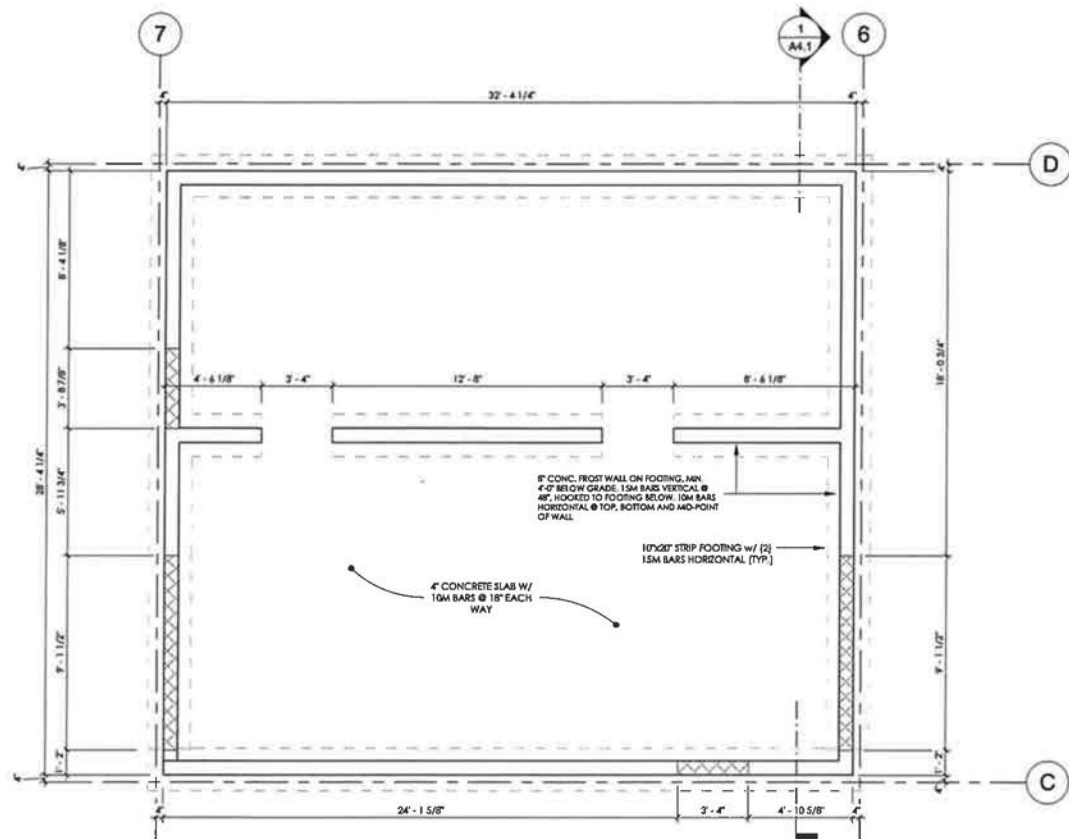
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- T2.1 Timber Details

[illegible]

Erich Glasl

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

\$1.0



1 Workshop Foundation Plan
1/4" = 1'-0"

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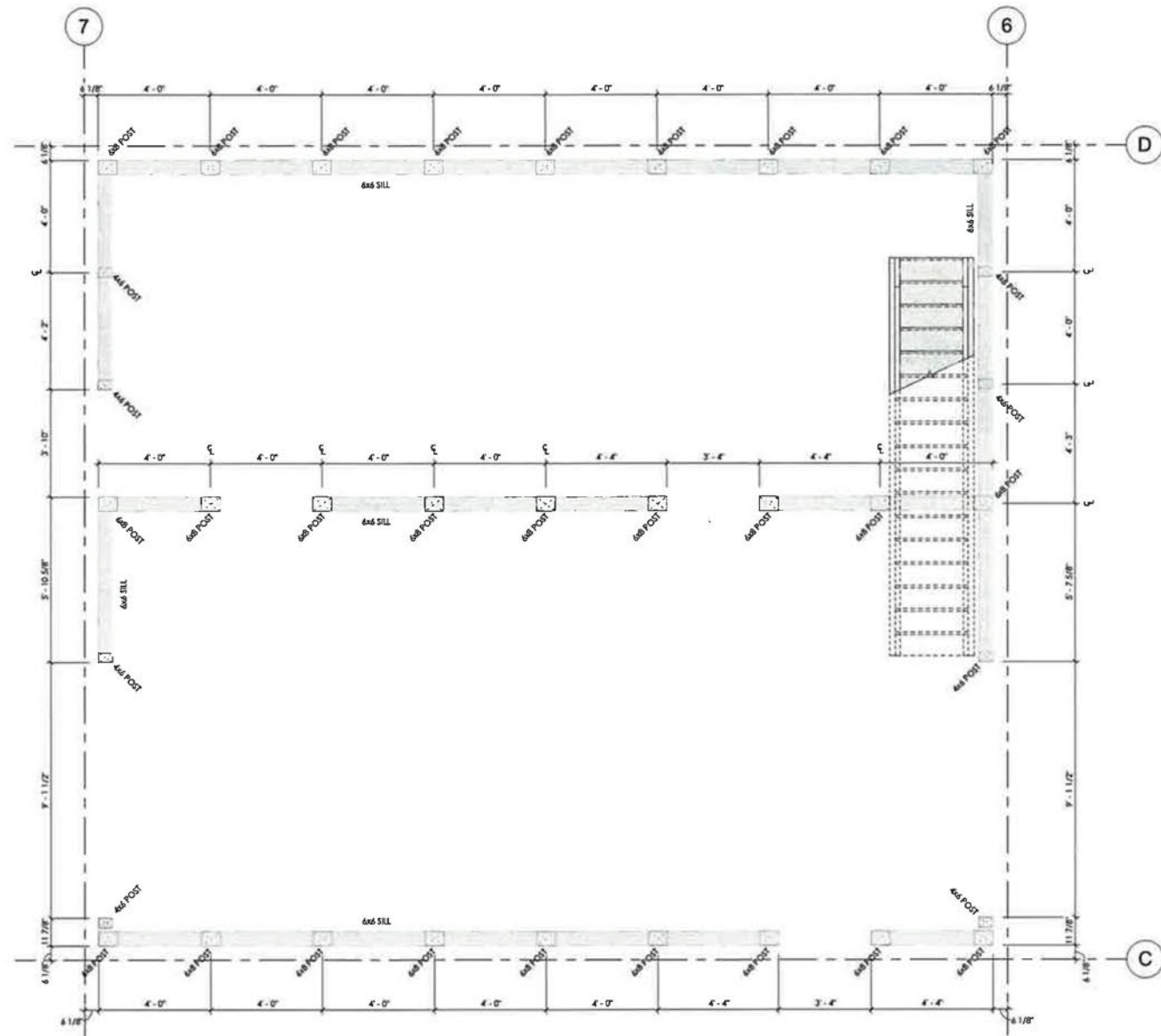
Glast Workshop

Erich Glast

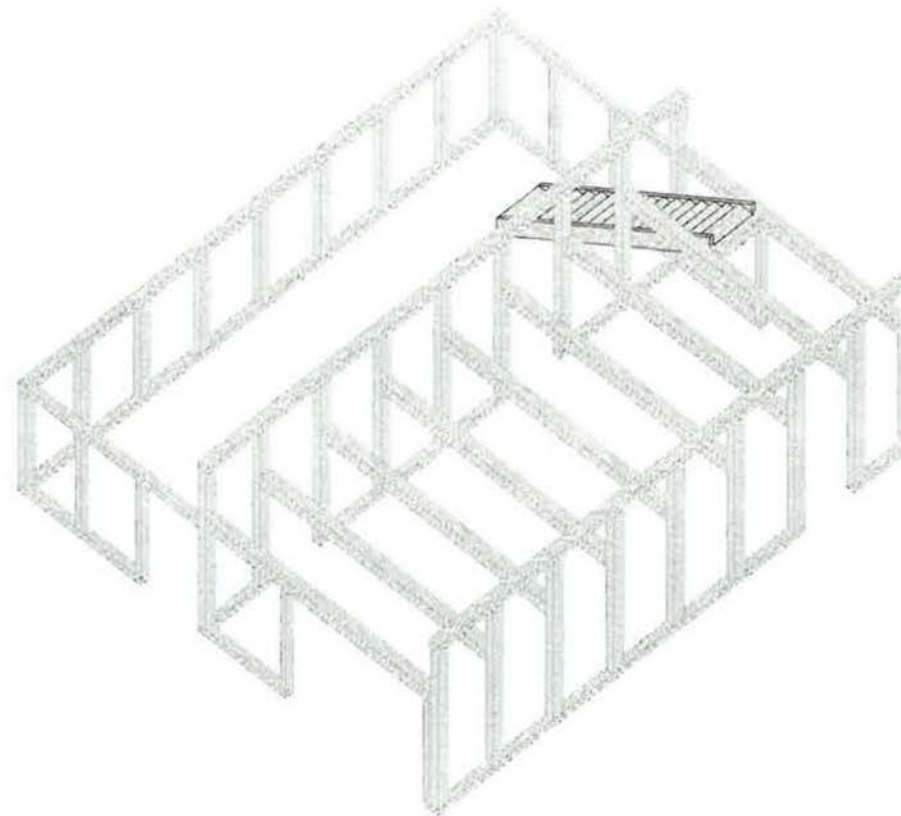
Foundation Plan

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

S1.1



1 Timber Plan - Workshop
3/8" = 1'-0"



2 Timber Only - Workshop

CONSTRUCTION GENERAL NOTES:

1. GENERAL CONTRACTOR TO CONFIRM ALL DIMENSIONS PRIOR TO CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO DESIGNER AS NEEDED.
2. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING.
3. ALL INTERIOR WALL PARTITIONS ARE 2x4 UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF STUD.
4. ALL EXTERIOR WALLS ARE 2x4 UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE OF SHEATHING.
5. ALL EXISTING EXTERIOR WALLS WILL BE INSULATED AS PER W1 CONSTRUCTION.
6. INTERIOR DOORS TO BE INSTALLED 4-1/2" FROM FACE OF STUD TO EDGE OF ROUGH OPENING IF NOT DIMENSIONED. IF DIMENSIONS ARE REQUIRED THEY SHALL BE TO CENTER OF ROUGH OPENING. ALL CLOSET OPENINGS SHALL BE CENTERED ON TOTAL CLOSET WIDTH IF NOT DIMENSIONED.
7. PROVIDE PLYWOOD BACK-UP FOR ALL LOCATIONS WITH WALL-HUNG ITEMS.
8. MILLWORK DIMENSIONS ARE TO FACE OF CASEWORK.

CONSTRUCTION LEGEND:

	2x4 INTERIOR WALL
	2x4 EXTERIOR WALL
	2x4 INTERIOR LOAD BEARING WALL
	TIMBER BEAM
	DOOR
	WINDOW
	ELEVATION REFERENCE
	DETAIL REFERENCE
	WALL SECTION REFERENCE
	WALL TYPE REFERENCE
	ROOM NAME & CEILING HEIGHT



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Glasl Workshop

Erich Glasl

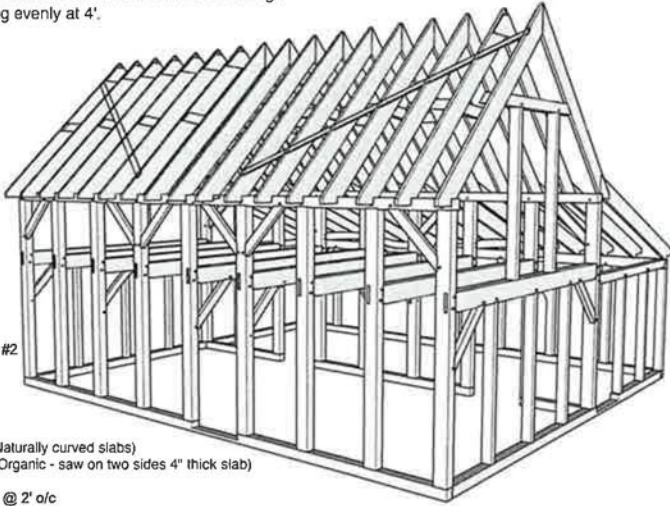
Timber Plans

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Drawn by	H.Meanev
Checked by	HM

T1.0

Overview

This is a 32' x 28' timber frame house in a classic dutch house design with a drop tie and bent spacing evenly at 4'.



Joinery Notes

Timbers shown in these drawings are Eastern White Pine, #2 or better.

All pegs are 13/16" diameter pins rived from hardwood.

Dimensions in these plans are taken from reference faces or to the centers of each post.

All joinery in this frame is laid out 1.5"/1.5". The only exceptions are bents 4 and 7 lean-to ties.

Timbers are housed 1/2" (nom.) into non-reference faces.

Posts and Studs have 4" (nom.) long tenons on the top with a single peg, 1.5" off the shoulder and nominally centered in the tenon. Post and stud bottoms have 1 1/2" long stub tenons laid out 1.5"/1.5", with 2" relish at sill ends where appropriate.

Tie Beams have 5 1/4" long tenons with two pegs. The upper peg is 1.5" off the shoulder and 2" down from reference. The lower peg is 3" off the shoulder and 7.5" down from reference.

The braces are 45-degree braces. All braces have a 3" (nom.) long barefaced tenon with a single peg laid out 1.5" off the shoulder and 2" back from the nose.

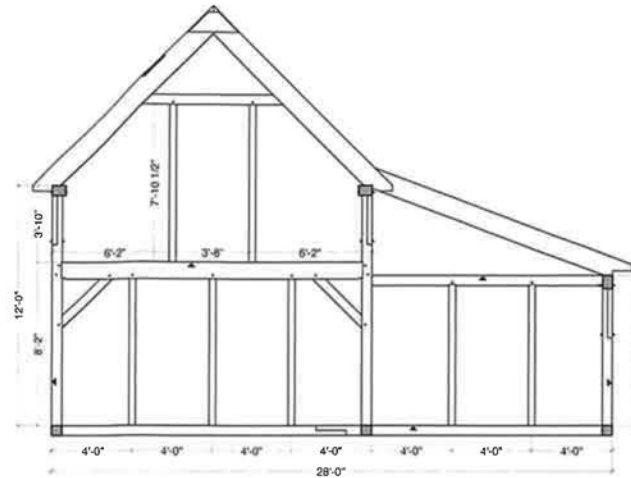
Cut all mortises 1/8" deeper and all tenons 1/8" shy of nominal.

Timber List

Sills - Long:	3	@ 6x6x18'
Sills - Short:	7	@ 6x6x16'
Ties	9	@ 8x12x16' #2
Main Posts:	18	@ 6x8x12'
Plates - Long:	2	@ 6x8x20'
Plates - Short:	2	@ 6x8x16'
Braces	9	@ 3x6x10'
Studs:	10	@ 4x6x8'
Curved Braces:	2	@ 3x7x6' (Naturally curved slabs)
Collars:	7	@ 4x7x10' (Organic - saw on two sides 4" thick slab)
End Collars:	2	@ 6x6x10'
Rafters:	34	@ 2x12x18' @ 2' o/c
3/4 Plywood:	2	Sheets
Lean-To		
Posts:	7	@ 6x8x8'
Crocheted Posts:	2	Slabbed at 6" thick
Plates - Short:	1	@ 6x8x20'
Plates - Long:	1	@ 6x8x16'
Studs:	4	@ 4x6x8'
Outshot Ties - 1 & 9:	2	@ 6x6x12'
Outshot Ties - 4 & 7:	2	@ 6x7x12' (Organic - saw on two sides 6" thick slab)
Braces:	1	@ 3x6x10'
Rafters:	16	@ 2x12x16' @ 2' o/c

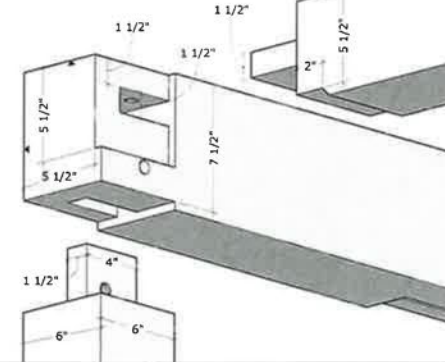
SOUTHEAST PERSPECTIVE
Looking Northwest

BENT 1 SECTION Looking West

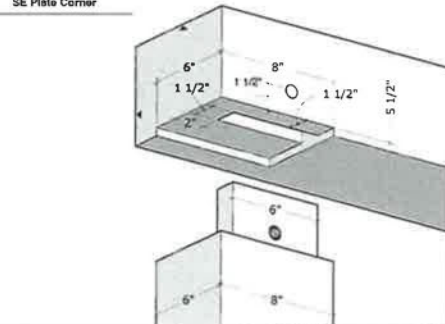


Scale: 1/4" = 1' - 0"

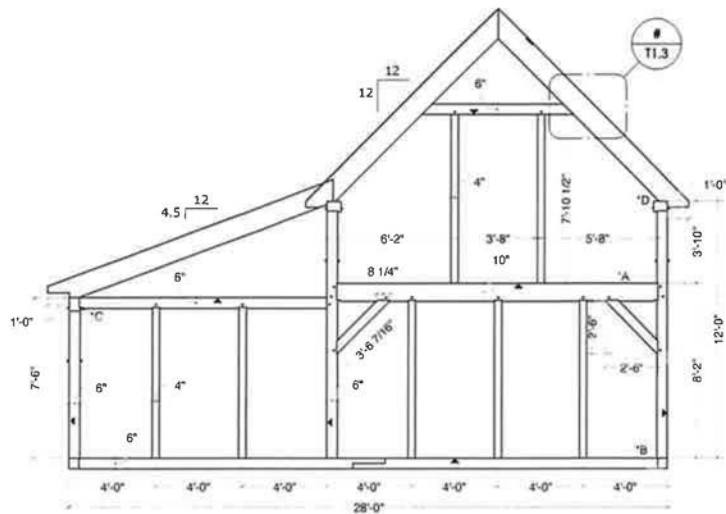
C NE Lean-to Plate Corner



D SE Plate Corner

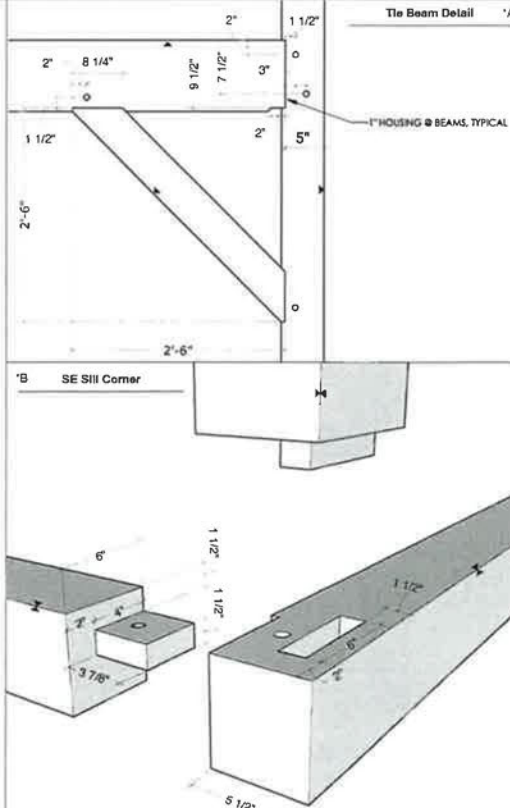


WEST (BENT 1) ELEVATION Looking East

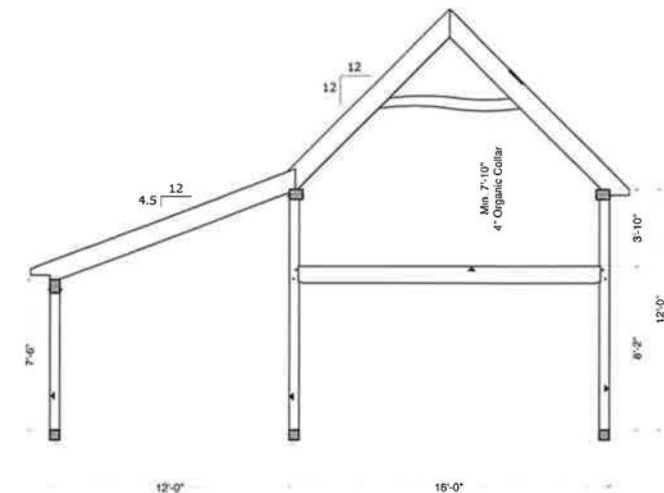


Scale: 1/4" = 1' - 0"

Tie Beam Detail 'A



BENT 2 SECTION Looking East



Scale: 1/4" = 1' - 0"



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Glast Workshop

Erich Glast

Timber Elevations

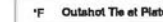
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Checked by	HM

T1.1

Technical drawing of a roof structure showing a gable roof with a 12:12 pitch. The drawing includes dimensions for the roof, walls, and floor. The roof is 12'-0" wide at the base and 16'-0" wide at the peak. The walls are 7'-5" high on the left and 8'-2" high on the right. The floor is 12'-0" wide. The drawing also shows a 4" Organic Collar and a 3'-6" x 11'-6" area.

1

Technical drawing of a roof structure showing a gable roof with a 12:12 pitch. The drawing includes dimensions for the roof slope (12:12), the ridge height (7'-10"), the eave height (7'-4"), the gable height (8'-2"), and the overall width (16'-0"). It also shows a "Min. 7'-10" 4" Organic Collar" and a "10 1/2" Max." dimension for the eave overhang.

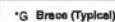


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T2.1 Timber Details

Technical drawing of a house plan showing dimensions and structural details. The drawing includes a front elevation with a gabled roof and a side elevation. Key dimensions include a total width of 16'-0", a total depth of 12'-0", and a front porch depth of 8'-2". The front porch has a height of 3'-10" and a depth of 12'-0". The side elevation shows a height of 8'-2" and a depth of 2'-6". The drawing also indicates a "Min. 7'-10" 4" Organic Collar" and a "3'-6" 7/16"

2

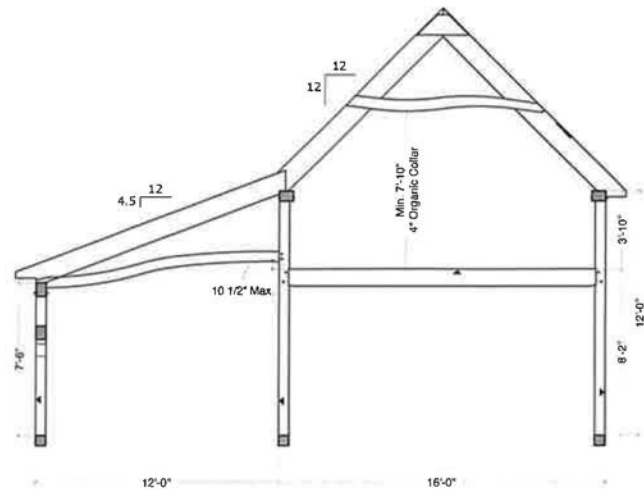


1

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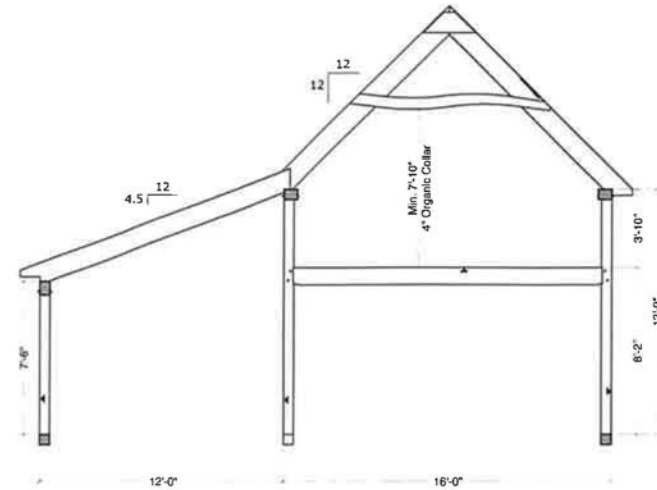
T1.2

BENT 7 SECTION
Looking East



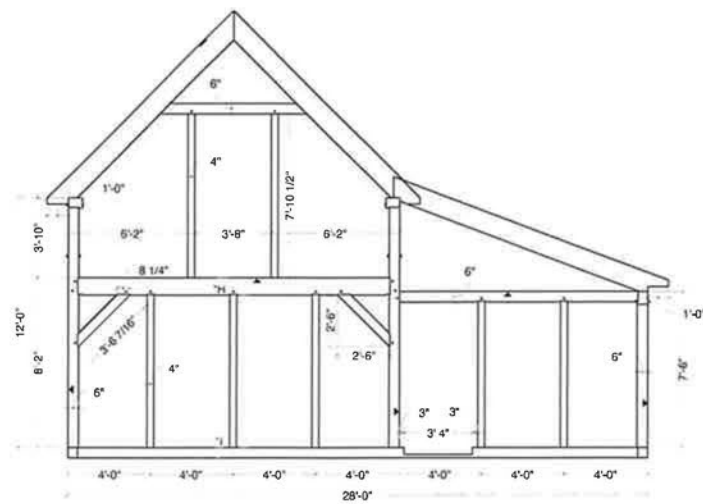
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BENT 8 SECTION
Looking East



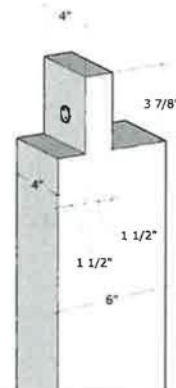
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BENT 9 ELEVATION
Looking West

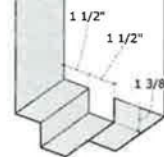


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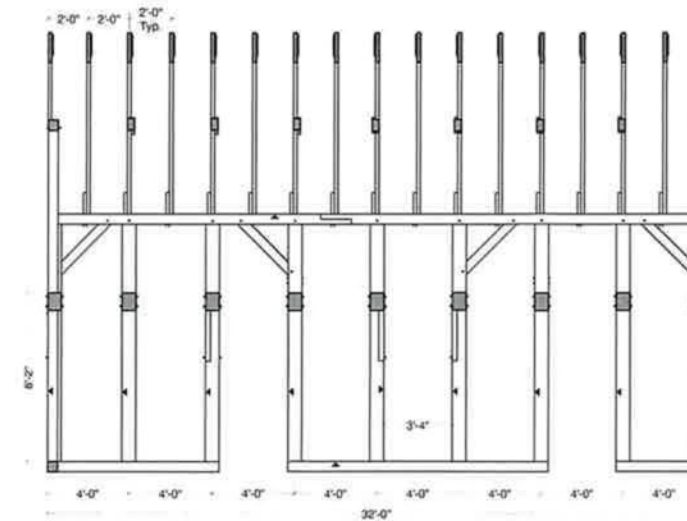
H Stud Top



Stud Bottom 'I'



NORTH LONGITUDINAL SECTION
Looking North



Scale: 1/4" = 1' - 0"

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DRAWING LIST

- A0.0 Cover Page
- A1.1 Site Plan
- A2.1 Workshop Plans
- A3.1 Elevations - Workshop
- A4.1 Building Sections
- E1.1 Electrical/Lighting Plans
- S1.1 Foundation Plan
- T1.0 Timber Plans
- T1.1 Timber Elevations
- T1.2 Timber Elevations
- T1.3 Timber Elevations
- T1.4 Timber Elevations
- T2.1 Timber Details



Revisions

No.	Description	Date
1	Preliminary Plans	10/04/2024
2	General Revisions	11/08/2024
3	Issued for Review	12/02/2024
4	Issued for Review	02/28/2025
5	Issued for Engineering	04/02/2025
6	Issued for Review	04/29/2025
7	Issued for DP	06/09/2025

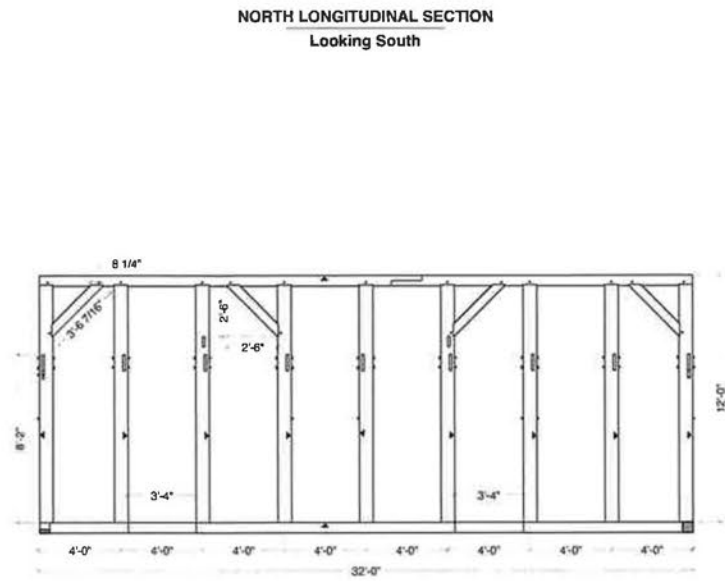
Glast Workshop

Erich Glast

Timber Elevations

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

T1.3

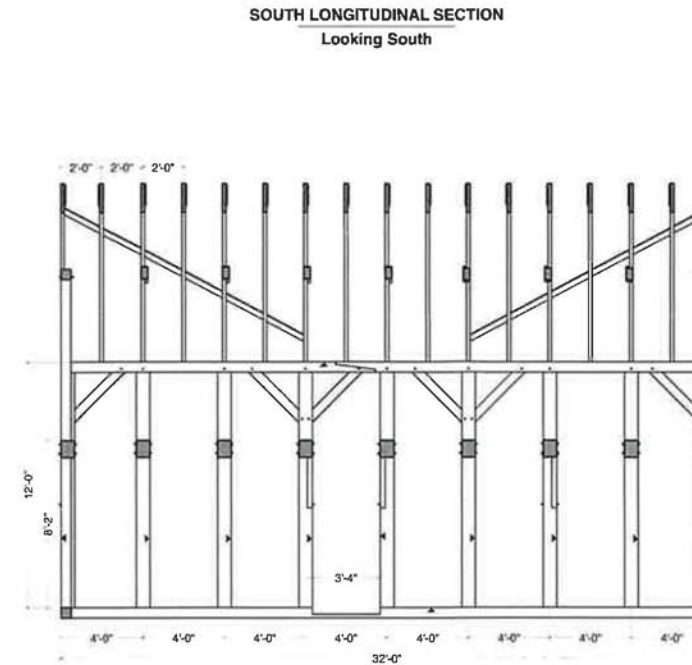


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April 29, 2023 32' x 28' ECO-DUTCH THE HEARTWOOD SCHOOL Timber Frame Intensive

North Section - South

15

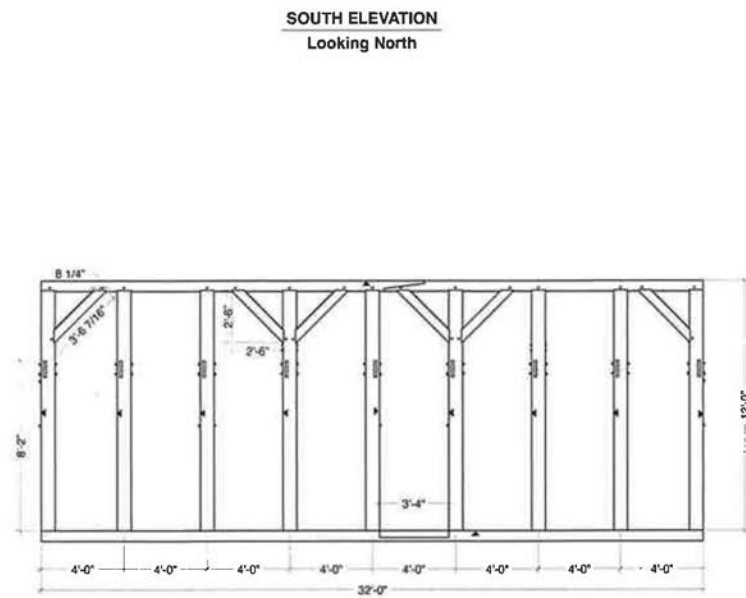


Scale: 1/4" = 1' - 0"

April 29, 2023 32' x 28' ECO-DUTCH THE HEARTWOOD SCHOOL Timber Frame Intensive

South Section - South

16

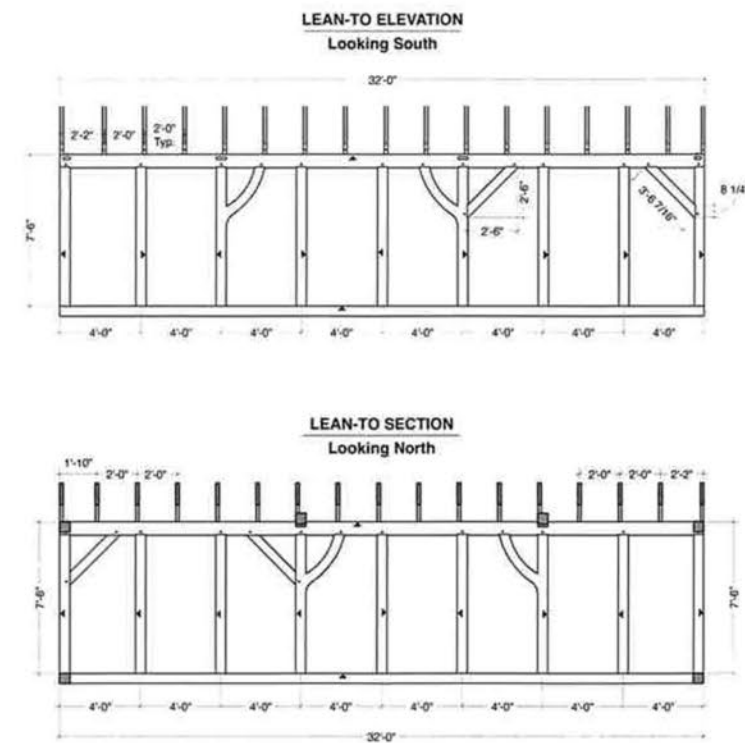


Scale: 1/4" = 1' - 0"

April 29, 2023 32' x 28' ECO-DUTCH THE HEARTWOOD SCHOOL Timber Frame Intensive

South Elevation - North

17



Scale: 1/4" = 1' - 0"

April 29, 2023 32' x 28' ECO-DUTCH THE HEARTWOOD SCHOOL Timber Frame Intensive

Lean-To Elevation & Section

18

DRAWING LIST

A0.0	Cover Page
A1.1	Site Plan
A2.1	Workshop Plans
A3.1	Elevations - Workshop
A4.1	Building Sections
E1.1	Electrical/Lighting Plans
S1.1	Foundation Plan
T1.0	Timber Plans
T1.1	Timber Elevations
T1.2	Timber Elevations
T1.3	Timber Elevations
T1.4	Timber Elevations
T2.1	Timber Details

Revisions

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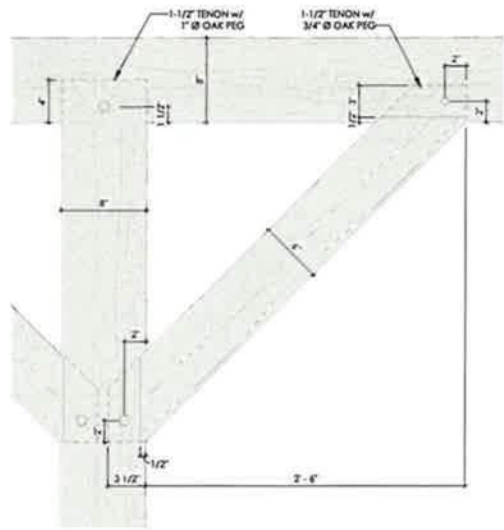
Glast Workshop

Erich Glast

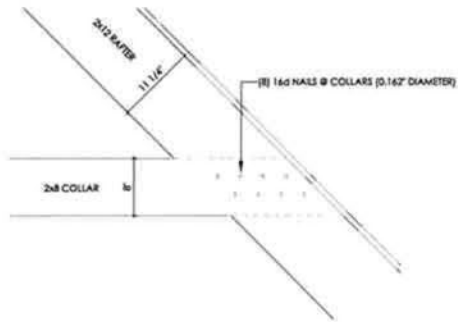
Timber Elevations

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	H.M.

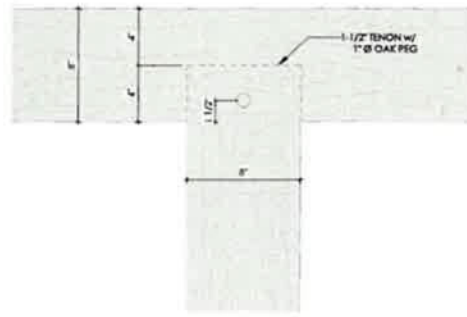
T1.4



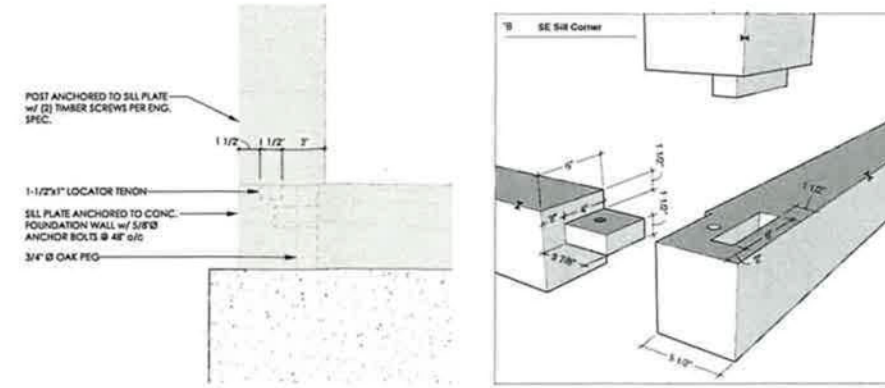
1 Timber Brace Typical Detail
1 1/2" = 1'-0"



4 Collar Tie Connection - Workshop
1" = 1'-0"



2 Timber Stud Typical Detail
2" = 1'-0"



3 Sill Plate to Foundation Wall
2" = 1'-0"

DRAWING LIST

A0.0	Cover Page
A1.1	Site Plan
A2.1	Workshop Plans
A3.1	Elevations - Workshop
A4.1	Building Sections
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Glast Workshop

Erich Glast

Timber Details

Project number	134-2024
Revision Date	06/09/2025
Drawn by	H.Meaney
Checked by	HM

T2.1



GEOTECHNICAL INVESTIGATION

PROPOSED SHOP BUILDING

[REDACTED] FOOTHILLS COUNTY, ALBERTA

PRESENTED TO
ERICH GLASL

PREPARED BY
PRAIRIEGEO ENGINEERING LTD.
CALGARY, ALBERTA

FILE NO. PGE26-58

MARCH 6, 2026

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APPENDIX B	Slope Stability Analysis Results Soil Test Results
LIMITATIONS	General Terms and Conditions

1.0 INTRODUCTION

Erich Glasl is proposing to develop a shop building in Turner Valley, Foothills County, Alberta. PrairieGEO Engineering Ltd. (PrairieGEO) was requested to perform geotechnical investigation and provide recommendations for the proposed development. This report summarizes the results of field and laboratory testing programs and presents geotechnical recommendations for general site preparation, slope stability assessment and foundation design.

1.1 PROJECT INFORMATION

1.1.1 Site Description

The civic address of the proposed residential project is 208191 424 Avenue West, Foothills County, Alberta, as show on the Key Plan, Figure 1. The legal address of the site is LOT 4, PLAN 9312546. The proposed shop will be located near the west end of the land, which is currently covered by vegetation and trees. This site is accessible from the 424 Avenue to the north.

1.1.2 Project Description

It is understood that the proposed shop development will consist of a slab-on-grade 1-storey building with a loft. The footprint of the proposed building is approximately 89.0 m². The foundation loads for the shop building are expected to be light. Shallow concrete footings are preferred foundation option for the proposed building.

1.2 SCOPE OF WORK

The scope of work for this project was outlined in PrairieGEO's proposal No. PR26-48, dated January 29, 2026. Authorization to proceed with this investigation was given by Erich Glasl via email on January 30, 2026.

1.3 PREVIOUS INVESTIGATIONS

PrairieGEO was not provided with a previous geotechnical report of this site for reference during preparation of this report.

2.0 METHODOLOGY

2.1 LOCAL GEOLOGY REVIEW

Based on published surficial geology map of Alberta (Fenton et al., 2013¹), the site is mapped as "Pleistocene Diamicton (till) deposited directly by glacial ice." The glacial till deposits generally consist of "a mixture of clay, silt, sand and minor pebbles, cobbles and boulders. Locally, this unit may contain blocks of bedrock, pre-existing stratified sediment and till, and/or lenses of glaciolacustrine and/or glaciofluvial sediment."

Local bedrock geology maps (Prior, et al., 2013²) for the area indicate that the site is mapped as Upper Cretaceous Age Brazeau Formation bedrock typically consists of sandstone, siltstone, and mudstone.

2.2 FIELD DRILLING PROGRAM

Prior to commencing the drilling program, PrairieGEO personnel requested Utility Safety Partners (formerly Alberta One-Call) to locate the existing underground utilities.

On February 11, 2026, one (1) borehole was drilled on the subject property to auger refusal depth of 17.2 m blow ground surface (mbgs). Borehole location was selected by PrairieGEO field engineer, after consideration of the Site Plan, drilling rig accessibility, underground and overhead utility constraints. The drilling was completed using a truck mounted power auger drilling rig with 150 mm diameter solid stem augers contracted to and operated by Great West Drilling Ltd. of Calgary, Alberta. Drilling operations were monitored by competent PrairieGEO's geotechnical personnel. The soil encountered was visually examined during drilling and logged in accordance with Modified Unified Soil Classification System (MUSCS). Standard Penetration Tests (SPT) or Dynamic Cone Penetration Tests (DCPT) were performed at selected depth intervals (typically every 1.5 m). Soil samples were collected from auger cuttings to determine the soil/moisture profile and from other selected depths for other testing.

Upon completion of drilling, 25 mm PVC standpipe was installed in the borehole location and then the borehole was backfilled with auger cuttings and sealed with bentonite chips. Groundwater measurements were recorded at completion of drilling and again on February 18, 2026, about 7 days after drilling.

The borehole location was surveyed by PrairieGEO using a handheld GPS with an accuracy of ± 3 m. UTM coordinates and elevation are provided on the borehole log in Appendix A.

¹ Fenton, M.M., Waters, E.J., Pawley, S.M., Atkinson, N., Utting, D.J. and McKay, K. (2013): Surficial geology of Alberta; Alberta Energy Regulator, AER/AGS Map 601.

² Prior, G., Hathway, B., Glombic, P., Pana, D., Banks, C., Hay, D., Weiss, J. (2013). Bedrock geology of Alberta Map 600. Alberta Energy Regulator, AER/AGS.

2.3 LABORATORY TEST PROGRAM

All soil samples were returned to PrairieGEO's Calgary laboratory for further testing. The results of all laboratory testing are shown on the borehole log (Appendix A) and individual test results are presented in Appendix B. The laboratory program consisted of moisture contents, soil grain size analysis (hydrometer and sieve), Atterberg limits (plasticity), and water-soluble sulphate content.

3.0 SITE CONDITIONS

3.1 SURFACE CONDITIONS

Base on the provided topographic survey plan, the proposed new shop area will be located at the center of flat area. The south area of the shop was moderate steep slope towards south and followed by steep slope to the riverbed. Site conditions are shown on the Site Plan, Aerial Plan and Site Photographs, Figures 2, 3, and 4.

3.2 SOIL CONDITIONS

The general soil profile at the borehole location was topsoil, clay till, sand overlying bedrock. Detailed descriptions of the soil profiles at the borehole location are provided on the borehole log in Appendix A. Definitions of the terminology and symbols used on the borehole log are provided on the explanation sheets, also in Appendix A. The following is a brief description of the main soil types found at the site.

3.2.1 Topsoil

An approximately 150 mm thick layer of topsoil with roots were encountered at the surface. The topsoil was generally noted as moderately organic, dark brown, and moist.

3.2.2 Organic Clay (OL)

Organic clay was encountered below the topsoil layer and extended to depth of 1.0 mbgs. The organic clay was noted as silty, some sand, trace root, and characterized as low plastic, firm, dark brown, moist.

3.2.3 Clay (CL)

Clay deposits were encountered below the organic clay and extended to depth of 1.8 mbgs. The clay was noted silty, with some sand and non to trace roots. The clay was generally characterized as low plastic, brown, and moist. One (1) SPT 'N' value of 14 denoted a stiff consistency. One (1) measured moisture content on clay sample was 17.0%.

3.2.4 Sand (SC)

Sand deposits were encountered below the clay layer at depth from 1.8 mbgs to 3.2 mbgs, and again below the clay till at depth of 13.7 mbgs and extended to the depth of 15.2 mbgs, where underlain by

weathered bedrock. The sand was noted as clayey, silty, non to some gravel, and characterized as low plastic, brown and moist to wet. One (1) DCPT 'N' value of 29 denoted a compact relative density. Measured moisture ranged from 7.4% to 17.3% with an average number of 12.0%.

3.2.5 Clay Till (CI)

Glacial clay till deposits were encountered below the upper sand layer and extended to a depth of 13.7 mbgs. The clay till was generally noted as silt, some sandy, trace to some gravel and occasional coal. Although not encountered at borehole location, the glacial till in this area is known to occasionally contain cobbles and boulders. The clay till was generally characterized as medium plastic, stiff to very stiff, brown to grey, and moist. Recorded SPT / DCPT N-values ranging from 9 to 19 denoted a stiff to very stiff consistency. Moisture contents ranged from 12.1% to 17.4% with an average of 14.8%.

3.2.6 Weathered Bedrock

Weathered bedrock was encountered below lower sand layer at depth of 15.2 mbgs (i.e., approximate elevation 1235.7 m). Auger refusal was encountered in roughly 2 m advancing into the bedrock layer. The local bedrock was known as sedimentary origin and consisted of claystone or siltstone. The local bedrock was noted to be in a highly weathered condition and was expected to be very weak to weak rock. All DCPT 'N' values were greater than 50. The competency of the bedrock generally increased over depth. Moisture contents ranged from 5.1% to 7.0% with an average of 6.1%.

3.3 LABORATORY SOIL TEST SUMMARY

3.3.1 Soil Classification

The following table provides a summary of laboratory classification testing undertaken.

TABLE 1
LABORATORY CLASSIFICATION TEST SUMMARY

BH#	Depth (m)	Grain Size Distribution (%)				Limits			Soil Type	Symbol*
		Gravel	Sand	Silt	Clay	PL	LL	PI		
BH01	2.2	10.3	42.2	26.8	20.7	15	23	8	Clayey Sand	SC
BH01	7.3	9.1	10.6	46.9	33.4	16	32	16	Silty Clay	CI
BH01	14.1	15.5	35.0	26.2	23.3	16	27	11	Clayey Sand	SC

*Modified Unified Soil Classification System (MUSCS)

3.3.2 Water Soluble Sulphate

Soil sample was taken at depth of 2.2 m in BH01 for water soluble sulphate concentration testing which is expressed as a percent of the dry mass of soil. The sulphate concentration was 0.085 percent which indicates "negligible potential for sulphate attack on buried concrete in direct contact with soil."

3.4 SLOUGHING, SEEPAGE AND GROUNDWATER CONDITIONS

Severe sloughing conditions were encountered when drilling into the wet soils below depth of about 3 m during the drilling program. The groundwater level measured at completion of drilling and again on February 18, 2026, about 7 days after drilling was summarized in the following table.

TABLE 2
GROUNDWATER MEASUREMENTS

Borehole	Ground Elev. (m)	Upon Completion	February 18, 2026	
		Groundwater Condition	Groundwater Level (mbg)	Groundwater Elevation (m)
BH01	1250.86	2.7	15.55	1235.31

A relatively shallow groundwater condition is considered to be typical in the area of Calgary. However, groundwater levels are expected to be dependent on precipitation infiltration for recharge. Groundwater elevations are expected to fluctuate on a seasonal basis and will be highest after periods of heavy or prolonged precipitation and snowmelt. High flow rates are possible in the permeable sandy soil layer or lenses.

4.0 ASSESSMENT OF SLOPE STABILITY

A slope stability study was required by Foothills County to assess the sensitivity and risk of the local slope impacts on the proposed development and minimize impacts on the slope and surrounding properties. The stability analysis for this study was carried out using the Slope/W computer program and comply with all the requirements of the typical land development applications and guidelines such as City of Calgary Geotechnical Report Guidelines for Land Development Applications, dated July 2017.

4.1 GENERAL SLOPE STABILITY COMMENTS

Slope stability is described in terms of a factor of safety (FoS) against slope failure which is the ratio of total forces resisting failure divided by the sum of forces promoting failure. As per the City of Calgary Guidelines (2017), a current and post-development slope should have a minimum FoS of 1.5 against slope failure. For seismic loading cases, the minimum FS should be 1.0.

4.2 SLOPE PROFILE

Slope profiles for the site were based on elevation information provided in Site Plan prepared by Arc Survey Ltd. of Calgary, Alberta. Examples of the overall slope profiles at the site are provided on slope analysis output Figures A1 to A3 in Appendix B. Based on the field observations and previous experience, the local slope was naturally formed through post glacial activities and surface erosion.

4.3 SUBSURFACE PROFILE

Based on the previous field soil investigations nearby the site, the slope profile used for the stability analysis was upper stiff clay / compact clayey sand, stiff to very stiff clay till, lower compact clayey sand and bedrock. It was assumed that the topsoil and other unsuitable materials will be removed, and engineered clay fill will be used during the construction if required.

For slope modelling, conservative groundwater conditions were assumed in the analysis based on estimated peak seasonal groundwater depths below the slope face. The modelled water elevations for formation study are about 2 mbgs; this was considered to be representative of near saturated conditions. The modelled water elevations for long term study are about 2 to 12 mbgs.

4.4 STABILITY ANALYSIS

A Two-dimensional (2D) Limit Equilibrium (LE) slope stability analysis using the Morgenstern-Price method of slices with the optimized slip surface was carried out using the Slope/W computer program to evaluate the factor of safety for the representative slope profile. The borehole data and soil testing experience were used to estimate the soil parameters and groundwater or soil moisture conditions. Conservative soil parameters were considered for the subgrade soils. The following effective strength parameters were used in the analysis.

TABLE 3
SOIL PARAMETERS FOR STABILITY ANALYSIS

Soil	Unit Weight (kN/m ³)	Undrained Shear Strength (kPa)	Cohesion, c' (kPa)	Phi, ϕ' (°)
Clay / Upper Clayey Sand	18.5	60	2	26
Clay Till	19.0	100	5	30
Lower Clayey Sand	19.0	-	2	32
Surficial (0-2 m) Bedrock	21.0	300	30	28
Lower Bedrock	21.0	High-Strength		

* Undrained shear strength was only used in seismic analysis.

The following table summarizes the results of the long-term and seismic global slope stability analysis.

TABLE 4
SLOPE STABILITY MODELING RESULTS

Stability Run	Section	Case	Factor of Safety	Figure
Existing Condition	AA'	Formation	1.13	A1
New Building with 15m setback from top of bank	AA'	Long Term	1.50	A2
New Building with 15m setback from top of bank	AA'	Seismic	1.00	A3

Seismic loading information was obtained from 2025 - 2020 National Building Code of Canada Seismic Hazard Tool, and representative slope profiles for the analysis are shown in Appendix B.

4.5 SLOPE ASSESSMENT RESULTS

The long-term FoS of the slope with new building with proposed setback from the slope had achieve a long-term FoS of the slope greater than 1.5 and the FoS of the slope greater than 1.0 under seismic load. These stability analysis results comply with all the requirements of the City of Calgary guidelines for slope stability. The findings of the slope stability analysis for the slope model and the proposed soil parameters listed in Table 3 were in general agreement with both the assessed soil condition and local slope experiences.

In conclusion, the impact of the proposed development on local slope stability will be minimal if the defined setback distance is followed for the development. From a geotechnical perspective, the proposed site is suitable for development with specific additional recommendations to the proposed residential development:

- Positive surface water drainage will be maintained within the property to prevent ponding of water and directing concentrated runoff over the slope areas.
- New foundation walls should be designed and inspected by a qualified professional engineer. All wall design will need to be checked for internal stability and global stability related to the overall slope. The preceding slope assessment has not included any detail analysis for foundation and retaining walls. Engineered fill should be used as backfill materials.
- Excessive irrigation can cause instabilities within the slope, resulting in shallow slides. Excessive irrigation leading to deep soil saturation should therefore be avoided.
- Proposed design grades will be maintained and will not be steepened, and no additional loading will be introduced to the slope without review and approval by a qualified geotechnical engineer.
- Exposed slope surfaces will be protected by topsoil and grass plantings. The vegetation reduces surface water infiltration, minimizes erosion, and provides near surface root structure reinforcement that is essential to the long-term stability of the site slopes.
- Run-off from adjacent lot at upper slope should not discharge uncontrolled or concentrated onto the slope face.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 GENERAL EVALUATION

The proposed shop building is expected to have light to moderate structural loads. The site soil conditions are considered to be typical for this area of Foothills County and will be suitable for the proposed development. The main geotechnical considerations for this development include:

1. Shallow foundations are preferable for the development. The native clay or clayey sand will

provide a suitable bearing strata for the conventional concrete footings. Recommendations for concrete footings are given in Section 5.4. Recommendations on other foundation systems can be provided upon request.

2. Site excavation to about 2.0 m will be required for the foundation construction. If the space is insufficient for cutback side slopes, temporary shoring must be considered to protect workers' safety and existing adjacent properties.
3. The measured groundwater table was considered seasonal low at this site. Ground water seepage is less likely to be encountered in foundation and utility trench excavations. If encountered, a conventional sump pump system should be sufficient for the excavation.
4. The native clay and sand soils without organics at the site should be suitable for use as backfill for service trenches. Good moisture control will be required to achieve reasonable level of density. The existing clay fill with organics should be not used for backfilling.

5.2 SITE PREPARATION

5.2.1 General Site Stripping

Any surficial topsoil, organics, non-engineered fill, or unsuitable soils should be stripped from in the structure footprint, sidewalk and slab areas prior to excavation for the proofing and subgrade preparation, respectively. Following stripping, the prepared subgrade should then be inspected and approval by a qualified geotechnical engineer. Any soft or wet areas should be sub-excavated and backfilled with an approved engineered fill to promote subgrade uniformity.

5.2.2 Excavations

All excavations must in accordance with Part 32 of the Alberta Occupational Health and Safety Act (OH&S). Side slopes should be cut back to no steeper than 1H:1V from the toe for temporary excavations less than 3.0 m in any soils. Further flattening of the slope (i.e., 1.5H:1V) may be required if seepage or sloughing is encountered. If excavations exceed 3.0 m deep, this should be reviewed by a geotechnical engineer.

If that space will not permit the slopes to be cut back, temporary shoring should be installed to protect workers in trenches and adjacent properties. The shoring design shall be competent professional shoring design specialist. PrairieGEO can provide and / or review the shoring design once project details regarding the design and construction methods are known.

All temporary surcharge loads should be kept back from the excavated faces a distance of at least one-half the depth of the excavation. All vehicles delivering materials to the site should be kept back from excavated faces at least 1.0 m or one times the excavation depth, whichever is greater.

Groundwater and isolated perched water may be encountered in excavations greater than 3.0 m. If encountered during construction, it is expected that groundwater may be controlled by conventional sump and pumping methods. To maintain a suitable work area to reduce disturbance and subsequent loosening of the subgrade during construction, the groundwater level should be maintained a minimum of 0.5 m below the base of the excavation at all times.

Surface run-off can potentially saturate and degrade the excavation material if not directed away from excavations promptly. Surface drainage should be directed away from the crest of the excavation. If groundwater seepage occurs through the sides of the excavations, the slopes may tend to undergo sloughing, and maintenance and monitoring of the excavation may be necessary.

5.2.3 Fill Materials

Fill required to bring the site up to grade should be low to medium plastic inorganic clay or well graded select sand or gravel. The native clay soils are considered suitable as fill materials; they will require moisture conditioning to achieve proper compaction. Imported granular Engineered Fill is expected to be required for use below the sidewalks, slab-on-grade and concrete pads. All imported materials should be reviewed by a qualified geotechnical engineer prior to using them as fill materials.

5.2.4 Fill Placement and Compaction Requirements

Fill material should be placed uniformly to the following compaction specifications.

TABLE 5
RECOMMENDED FILL COMPACTION SPECIFICATIONS

Fill Location	Minimum Compaction (% SPMDD*)	Moisture Content (% of OMC)
New fill greater than 0.6 m thickness (including trenches)	100%	±3%
New fill less than 0.6 m thick (including trenches)	98%	±3%
Landscaping area	95%	±3%

*SPMDD = Standard Proctor Maximum Dry Density and OMC = Optimum Moisture Content as per ASTM D698.

The lift thicknesses should be governed by the ability of the selected compaction equipment to uniformly achieve the recommended density. However, it is generally recommended to use lifts with a maximum compacted thickness of 200 mm for granular fill and 150 mm for clay fill.

Fill placement and compaction during the winter months is challenging due to the difficulty in moisture conditioning fill soils and obtaining high compaction levels. Materials and methodology should be reviewed prior to construction if cold weather compaction of clay fills is proposed. High compaction levels can only be achieved using fill soils that are unfrozen.

5.2.5 Surface Drainage

Surface water should be drained away from the building and pavement area as quickly as possible, both during and after construction. It is recommended to provide a 3 percent back slope from buildings for a distance of at least 3 m. Roof and other drains should discharge well clear of buildings. A minimum grade of 2 percent is recommended around the rest of the site to promote surface runoff and minimize potential saturation and degradation of the parking area subgrade.

5.3 LIMIT STATE DESIGN

In accordance with the National Building Code - 2023 Alberta Edition (NBC-AE), the use of Limit States Design (LSD) is required for the design of buildings and their structural components including foundations. The limit states of LSD design are classified into two groups; the Ultimate Limit States (ULS) and the Serviceability Limit States (SLS). The ULS design requirements in the NBC-AE reference the Structural Commentaries in the User Guide of the National Building Code of Canada (NBCC, 2025).

5.3.1 Ultimate Limit States (ULS)

The ULS case is primarily concerned with safety and the levels of load and resistance at the point of collapse or structural failure. The geotechnical value for this case is the ultimate resistance. For foundation design this ultimate resistance value is reduced using a Geotechnical Resistance Factor (GRF) which is based on the reliability index of the geotechnical data used to determine the ultimate resistance for the foundation loading case. As per the NBCC (2025), a GRF value of 0.5 should be used for shallow foundation design for vertical resistance based on semi-empirical analysis of in-situ test data.

5.3.2 Serviceability Limit States (SLS)

The SLS case occurs when the foundation loads cause movements or vibrations that are greater than are tolerable for the intended use of the structure. The SLS case is addressed by determining the maximum available resistance to keep the foundation deformation within tolerable limits under service loads (i.e., settlement, lateral deflection, etc.). Typically, the foundation loads, configurations and serviceability tolerances have to be known to properly determine geotechnical SLS resistance values. In some foundation cases such as small footings, basic assumptions can be used to provide preliminary SLS resistance values under specific stated conditions.

For axial loading conditions the SLS resistance is addressed by determining the limiting load to keep foundation settlements within tolerable limits. Tolerable total and differential settlements should be verified by the structural engineer, but for normal buildings the tolerable limit of total settlement for foundations is typically about 25 mm.

5.3.3 Seismic Classification

The NBC-AE requires buildings to be designed to resist a minimum earthquake force. The formula for obtaining minimum earthquake force is dependent of several factors including Foundation Factors (F_a

and F_v) which should be determined using a Site Class of C for this site (Table 4.1.8.4.A). The subgrade soil is stiff to very stiff overburn soils overlying bedrock at roughly 15 mbgs.

5.4 FOOTINGS – ULS AND SLS DESIGN

It is expected that the footings would bear on native clay or compact sand at depth greater than 1.5 m below grade. The soil conditions in the development area are considered suitable for conventional strip and spread footings bearing on native soils. Strip or spread footings may be designed based on an ultimate and serviceability limit states using the bearing resistance values given in the following table:

TABLE 6
BEARING RESISTANCE FOR FOOTINGS

Soil Type	Footing Type	Depth (m)	ULS (kPa)		SLS (kPa)
			Ultimate	Factored	
Native Clay / Sand	Strip	> 1.5 m	400	200	130
	Spread		450	225	150

The “factored” resistance in this table is calculated by multiplying the unfactored value by a geotechnical resistance factor of 0.5. The serviceability bearing resistance value given above is based on limiting the settlement to less than 25 mm and is applicable to footings to a maximum dimension of 1.8 m wide or 2.5 x 2.5 m². If very strict settlement tolerances are required or if larger footings are proposed the footing sizes and settlement potential should be reviewed. If weak soils are encountered during the excavations for the footings an alternative configuration is to replace the weak soils with lean mix concrete or a mat of compacted gravel.

The following additional recommendations are submitted for footing design and construction:

1. Footings should bear on native clay or clay deposits or approved engineered fill free from loosened material. Excavation of the footing trenches should be undertaken in a manner to minimize disturbance to the bearing surface. The use of backhoe or grade-all equipment is strongly recommended over loader or dozer equipment.
2. For protection against frost action, exterior footings in continuously heated structures should be provided with a minimum depth of ground cover of 1.5 m. Interior footings in heated buildings require a minimum of 0.5 m of ground cover. Isolated footings and exterior footings in unheated structures will require at least 2.1 m of ground cover. Artificial insulation may be used to prevent frost penetration where adequate depths of ground cover cannot be economically provided. Insulation should be placed on the exterior of the footing wall.
3. Footings and foundation walls should be reinforced to span localized soft spots.

4. The footing trenches should be protected against surface water run-off and seepage water through the use of conventional sumps and ditches, if required. Foundation soils must not be allowed to freeze at any time prior to, during, or after construction.
5. Preparation of the bearing surfaces should be monitored by a qualified geotechnical engineer prior to placement of footings to verify that design criteria are met.

5.5 LATERAL EARTH PRESSURES

It is understood that development of the site will include foundation walls. Earth pressures behind retaining walls produce a horizontal sliding force and an overturning moment. It is expected that long term permanent lateral earth pressure cases may be encountered on this project. The permanent cases would apply to foundation walls, if proposed. Three long term earth pressure cases may be encountered for earth retaining structures on this project.

1. Active Case. Active earth pressures (K_A) should be used for retaining walls which are unrestrained at the top and flexible walls which are allowed to move away from the restrained soil mass.
2. "At Rest" Case. "At rest" pressures (K_0) should be used behind fixed walls (ie. Basement walls).
3. Passive Case. Passive earth pressures (K_P) act on the front of walls for the portion installed below the final excavation grade. Horizontal stresses on the wall push against the soil creating a much larger resisting force than is produced by the active or "at rest" conditions.

Lateral earth pressures may be computed using the following equation:

$$P = K Q + K \gamma H$$

- where:
- P = lateral earth pressure at depth H below ground level (kPa)
 - Q = any surcharge loading at the ground surface (kPa)
 - K = coefficient of lateral earth pressure
 - γ = total unit weight of backfill compacted to 95 % SPMDD (kN/m³)
 - H = depth below ground level

TABLE 7
LATERAL EARTH PRESSURE PARAMETERS

Type of Backfill	Total Unit Weight (kN/m ³)	Coefficient of Lateral Earth Pressure		
		K_A	K_0	K_P
Gravel fill	21.0	0.31	0.47	3.25
Clay	18.5	0.39	0.56	2.56

1. The coefficients of lateral earth pressure provided in the table above assume the wall is vertical and the ground surface behind the wall is horizontal. These values do not account for a tilted wall or inclined ground surface behind the wall. If a backslope is included in the retaining wall configuration, the coefficients of lateral earth pressure must be recalculated using the angle of the inclined surface and the interface friction angle between the retaining wall material and backfill soils.
2. The preceding relationship makes no allowance for hydrostatic pressure to build up behind the wall. This relationship may be used if the foundation wall elevations is above the high groundwater or if a sub-drainage system capable of handling the anticipated groundwater flows is installed. If no weeping drain system are provided, then hydrostatic pressure should be added to the above expression assuming a design groundwater table elevation using the following equation.

$$P = K Q + K \gamma H + \gamma_w d (1 - K)$$

where: γ_w = unit weight of water (9.8 kN/m³)

d = depth below design high water elevation (estimated at 2.0 mbgs)

3. The preceding relationship makes no allowance for additional horizontal forces due to frost to build up behind the basement walls on the assumption that the basement heat loss will protect the surrounding soil (or equivalent frost protection) and a weeping drain system will be utilized. If no frost protection is provided the long-term lateral earth pressures pushing on the wall should be increased by a factor of 2 for the depth of frost.

5.6 GRADE SUPPORTED SLABS

Grade supported floor slabs with service load less than 10 kPa, supported by the native clay or engineered fill prepared as described in Section 5.2, are expected to perform adequately at this site. The magnitude of the expected vertical slab movements is considered to be within acceptable design tolerance. If proposed, grade supported floor slabs in continuously heated buildings should be designed based on a modulus of subgrade reaction (K_s) of 25,000 kN/m³ for slabs placed on at least 150 mm of compacted gravel base. The following should be followed:

1. Concrete flatwork will experience shrinkage cracking and must be placed the floor with a high level of workmanship. Slabs should be provided with construction joints or saw cuts in accordance with local practice. The concrete slab should be reinforced with steel bars and dimensioned in accordance with the structural engineer's requirements. The reinforcing bars can be carried through the construction joints. As a minimum, the recommended option for reinforcing steel to keep shrinkage cracks together is properly chaired 10M steel bar on 300 to 450 mm centers. The use of equivalent wire mesh is not recommended. Large slab areas should be saw-cut within 24 to 48 hours of placement to train cracks into planned locations. The maximum panel dimension between saw-cuts and/or joints should be 4.0 to 4.5 m.

2. Slabs should be constructed independently of all walls, columns, and grade beams. Slab on grade floors should be tied into the grade beam with dowels at doorways. Alternatively, the slab may be tied to grade beams if a construction joint is placed parallel to the wall at a distance of about 2.0 m.
3. Non-load bearing partitions should be designed to accommodate slight vertical movements. Mechanical equipment placed on floor slabs should be designed to permit some relevening should the equipment be susceptible to small changes in level.
4. Piping and electrical conduit connections should be laid out to permit some flexibility, as vertical movement of such equipment as water meters, furnaces and electrical equipment may cause distress in the pipes. This provision is particularly important where there are short pipe runs between mechanical equipment and points where piping passes through the walls. Forced air heating ducts beneath the floor must not be allowed.

5.7 SUB-DRAINAGE SYSTEM

The excavation for the proposed parkade may be into the seasonal high groundwater table. The parkade walls and lower slab should be provided with some form of protection against the potential hydraulic pressures and groundwater seepage control into the parkade will need to be considered. If the basement walls can be effectively sealed into the sandy soils at the base of the excavation, the volume of seepage from the sand may be reduced. However, the seepage volumes may still be significant for a deep parkade excavated into the groundwater table, even if the wall is sealed off, due to the potential for preferential flow through the sandy deposits.

Several methods of groundwater control or dewatering are available. Conventional weeping tile sub-drainage system is acceptable for one-level of underground parkade. If two levels of underground parkade are considered, methods such as permanent waterproofing or "tanking" can be employed, using installation of water stops, waterproofing, slab thickening and slab anchorage to resist seepage and buoyant forces. Waterproofing products such as geo-net, bentonite board, synthetic membranes and mastic coatings may be used. Alternatively, a conventional sub-drainage system may be installed under the floor slab, designed to remove groundwater for a selected groundwater condition.

The dewatering strategy chosen will be influenced by a number of factors including the depth of the excavation. It should be expected that some seepage will occur, even in the best constructed structures. In the event of exceptionally high groundwater periods, some seepage can be allowed into the parking structure through pressure relief vents in the parkade walls to protect the structure against excessive hydraulic pressures.

If a conventional sub-drainage system is considered around the perimeter and under the floor slab of the parkade structure. The lateral drains below the lower-level slab inside the building should be placed around the exterior perimeter and at spacing of 6 m or less. The gravel base under the lower slab should be relatively free draining crushed gravel with less than 6 percent silt and clay fines to promote drainage into the lateral drains. The weeping tile drains should consist of a minimum 100 mm diameter

perforated rigid plastic pipe surrounded by a filter of free draining washed or screened gravel wrapped in a filter fabric. The granular filter around the pipe should be at least 150 mm thick in all directions. The drainpipes do not need to be provided in a filter sock if the gravel drain is wrapped. The pipe should be positively graded to collection points for removal. This drainage system should be installed at an elevation below the floor slab or at the base of footings.

Surface water infiltration flows into the weeping tile drain can be significantly increased by poor site drainage around buildings, improperly directed roof leaders, and poorly compacted backfill around foundation walls. The backfill sloping away from foundation walls as recommended in Section 5.2 will be an important consideration in reducing infiltration into the sub-drainage system.

5.8 FROST PROTECTION FOR BURIED UTILITIES

Based on the 1 in 25-year return period winter, the average depth of frost penetration at this site is approximately 2.1 m. The recommended minimum buried depth for water lines is 2.3 m. Insulation details for buried services can be provided upon request.

5.9 FOUNDATION CONCRETE

Water soluble sulphate concentration results indicate a negligible potential for sulphate attack of subsurface concrete. As per CSA A23.1-24, a GU hydraulic cement is recommended with a minimum 56-day compressive strength of 28 MPa with a maximum water cement ratio of 0.55. All concrete exposed to a freezing environment either during or after construction should be air entrained.

Any imported soil that may be in contact with the concrete structures on site should be tested for compatibility with the recommended cement type.

5.10 INSPECTION

It is recommended that on-site inspection and testing be performed to verify that actual site conditions are consistent with assumed conditions which meet or exceed design criteria. The recommendations provided within this report are dependent on proper quality control of fill placement. Initial site stripping and excavation activities should be monitored by experienced and qualified geotechnical personnel. The placement of an engineered fill should be monitored and tested by a qualified soils technician to verify adequate levels of compaction and design standards are achieved. Based on the National Building Code – Alberta Edition, adequate levels of inspection are considered to be: full-time monitoring of shoring construction, monitoring and compaction testing of engineered fill, and review of all completed bearing surfaces for footings.

6.0 LIMITATIONS AND CLOSURE

Geological conditions are variable. At the time this report was prepared, information on the subsurface conditions was available only at the borehole location. The recommendations presented in this report and any subsequent correspondence, are based on an evaluation of information derived from the borehole location and additional sources of information referenced in this report. The conditions described are believed to be reasonably representative of the site. If conditions are noted during construction which are believed to be at variance with the conditions described in this report, this office should be contacted immediately.

This report has been prepared for the exclusive use of the **Erich Glasl**, and their approved agents, for the specified application of the Proposed Shop Building project located at 208191 424 Avenue West, Foothills County, Alberta. It has been prepared in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. Use of the report is subject to acceptance of the General Terms and Conditions provided in Limitation Appendix of this report.

We trust this meets with your present needs. If you have any questions or comments regarding this information, please do not hesitate to contact this office.

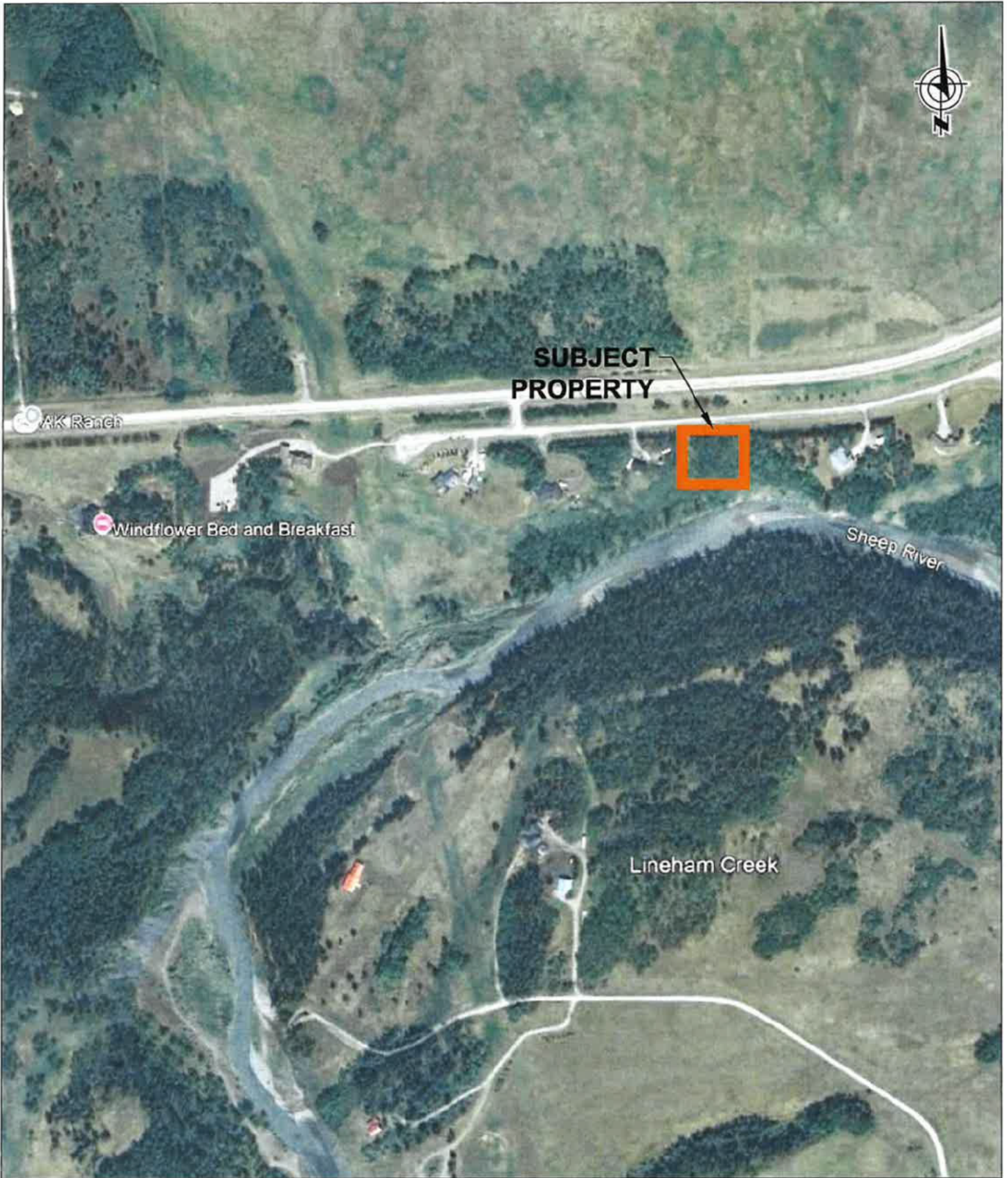
Respectfully submitted,
PRAIRIEGEO ENGINEERING LTD.



Jiachen (Jason) Ni, M.Eng., P.Eng.
Principal Geotechnical Engineer

FIGURES

- Figure 1 – Key Plan
- Figure 2 – Site Plan
- Figure 3 – Aerial Plan
- Figure 4 – Site Photographs



PREPARED BY:

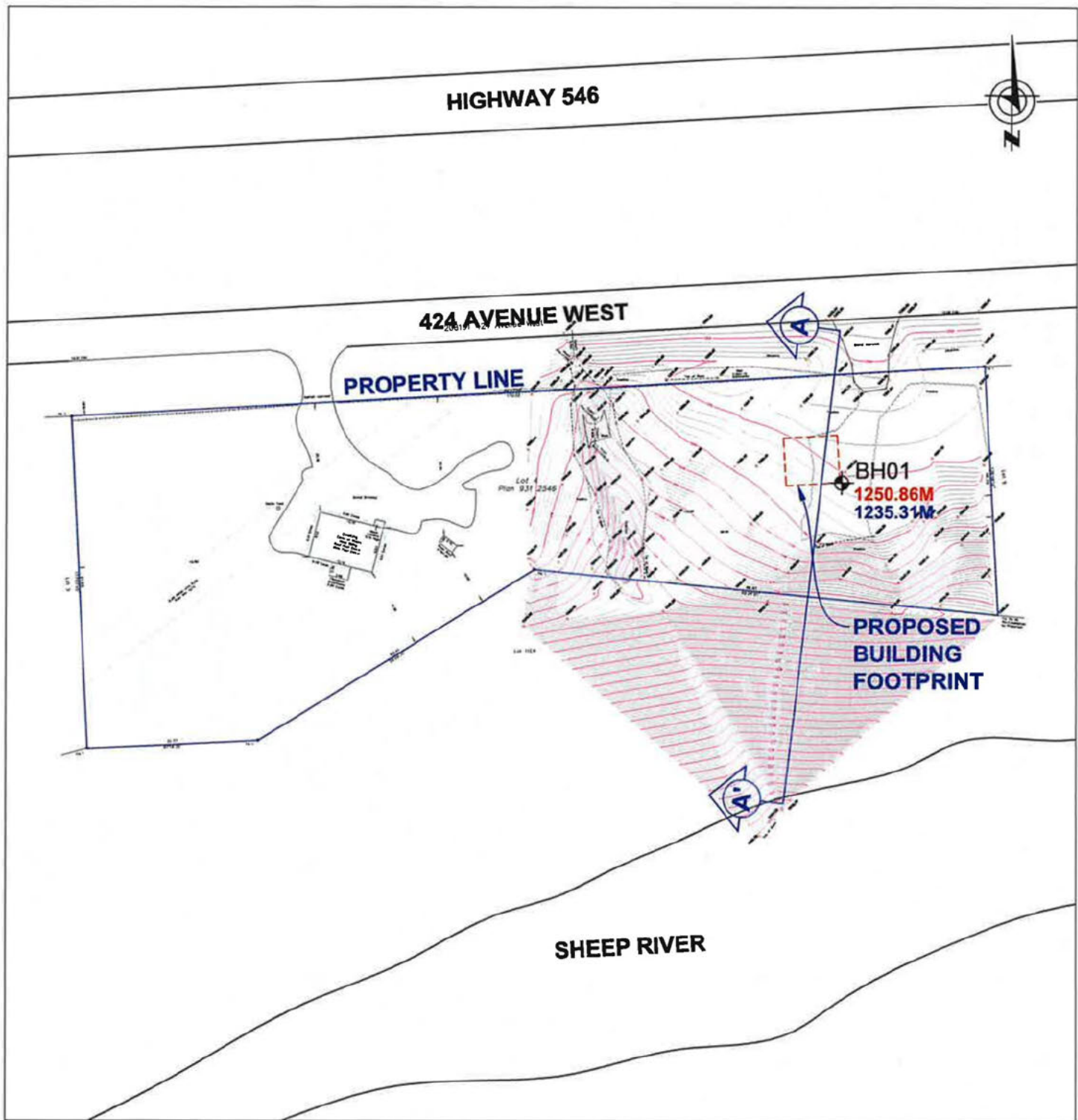


KEY PLAN

PROPOSED SHOP BUILDING FOOTHILLS COUNTY, ALBERTA			
DRAWN:	REVIEWED:	REV #:	DATE:
MG	TK	0	MAR 2026
SCALE:	PROJECT NO.:	FIGURE NO.:	
NTS	PGE26-58	1	

PREPARED FOR:

ERICH GLASL

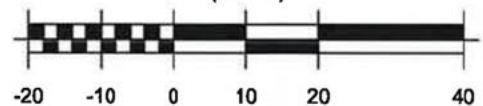


ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)



PREPARED BY:



SITE / CROSS SECTION PLAN

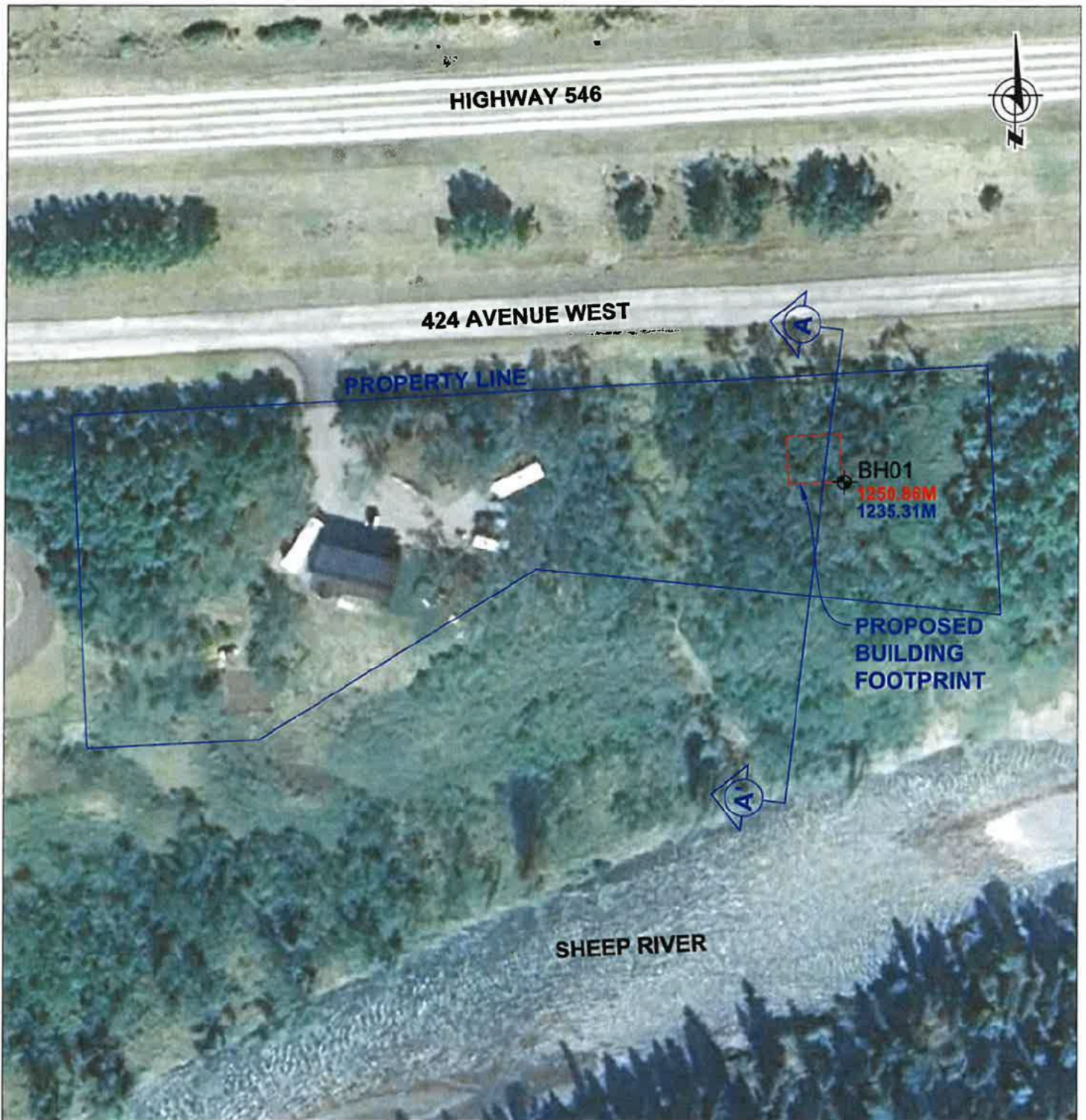
PROPOSED SHOP BUILDING

FOOTHILLS COUNTY, ALBERTA

MG	TK	REV #:	0	DATE:	MAR 2026
SCALE:	PROJECT NO.:	FIGURE NO.:			
1:1000	PGE26-58	2			

PREPARED FOR:

ERICH GLASL

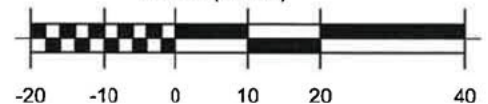


ALL BOREHOLE LOCATIONS ARE APPROXIMATE

1000.00M SURFACE ELEVATION

1000.00M GROUND WATER ELEVATION

SCALE (metres)



PREPARED BY:



AERIAL PLAN

PROPOSED SHOP BUILDING

FOOTHILLS COUNTY, ALBERTA

DRAWN: MG REVIEWED: TK REV #: 0 DATE: MAR 2026

SCALE: 1:1000 PROJECT NO.: PGE26-58 FIGURE NO.: 3

PREPARED FOR:

ERICH GLASL



FEB. 04, 2026 - LOOKING AT THE SITE FROM NORTH TOWARDS SOUTH.



FEB. 04, 2026 - LOOKING AT THE SITE FROM SOUTH TOWARDS NORTH.

PREPARED BY:



PHOTOGRAPH

PROPOSED SHOP BUILDING

FOOTHILLS COUNTY, ALBERTA

DRAWN:	REVIEWED:	REV #:	DATE:
MG	TK	0	MAR 2026
SCALE:	PROJECT NO.:	FIGURE NO.:	
NTS	PGE26-58	4A	

PREPARED FOR:

ERICH GLASL



FEB. 04, 2026 - LOOKING AT SLOPE FROM WEST TOWARDS EAST.



FEB. 04, 2026 - LOOKING AT SLOPE FROM EAST TOWARDS WEST.

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PHOTOGRAPH

PROPOSED SHOP BUILDING

FOOTHILLS COUNTY, ALBERTA

DRAWN: MG REVIEWED: TK REV #: 0 DATE: MAR 2026

SCALE: NTS PROJECT NO.: PGE26-58 FIGURE NO.: 4B

PREPARED FOR:

ERICH GLASL



FEB. 11, 2026 - BH01 RETRIEVED SOIL SAMPLES.



FEB. 11, 2026 - BH01 RETRIEVED SOIL SAMPLES.

PREPARED BY:



PHOTOGRAPH

PROPOSED SHOP BUILDING

FOOTHILLS COUNTY, ALBERTA

DRAWN:	REVIEWED:	REV #	DATE:
MG	TK	0	MAR 2026
SCALE:	PROJECT NO.:	FIGURE NO.:	
NTS	PGE26-58	4C	

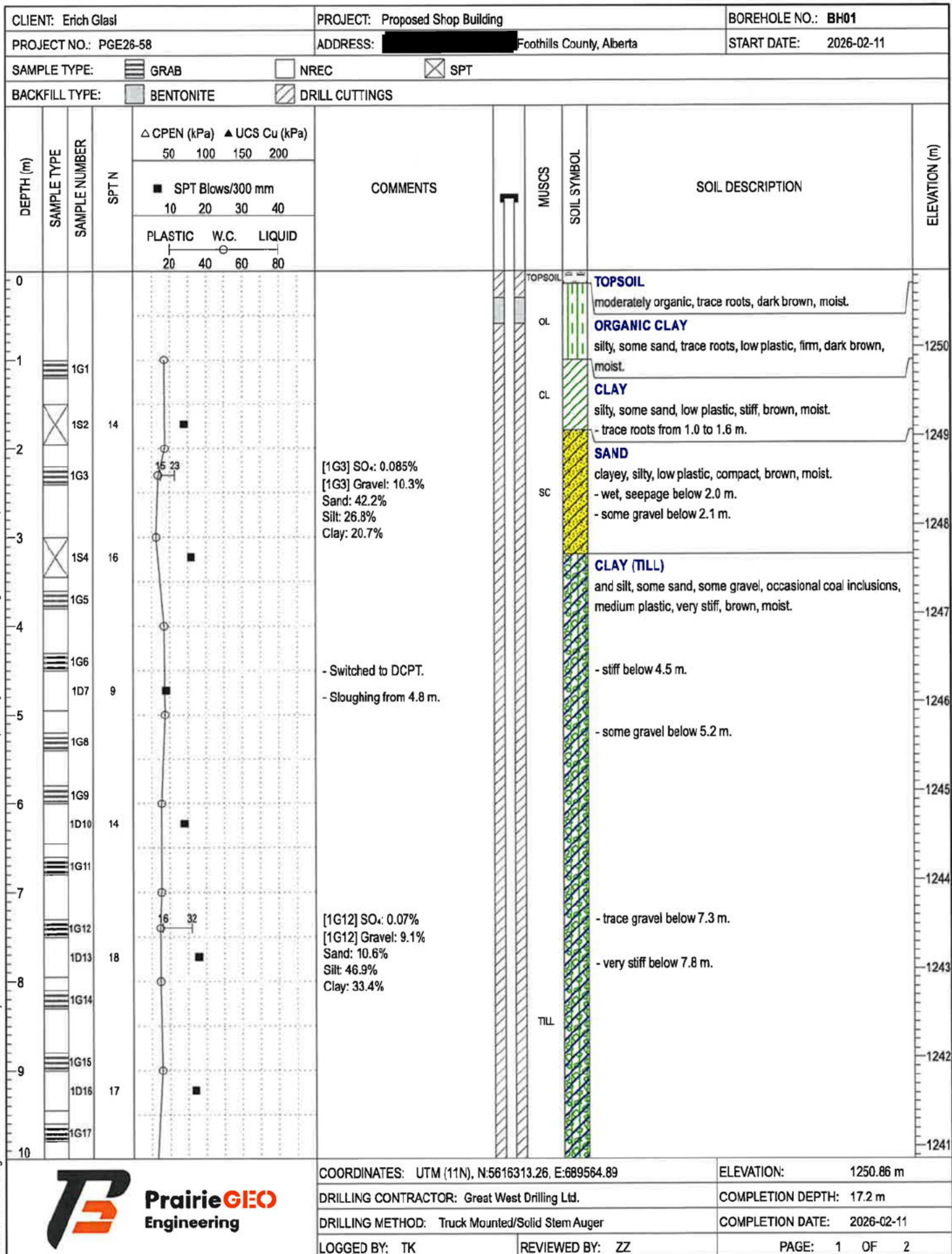
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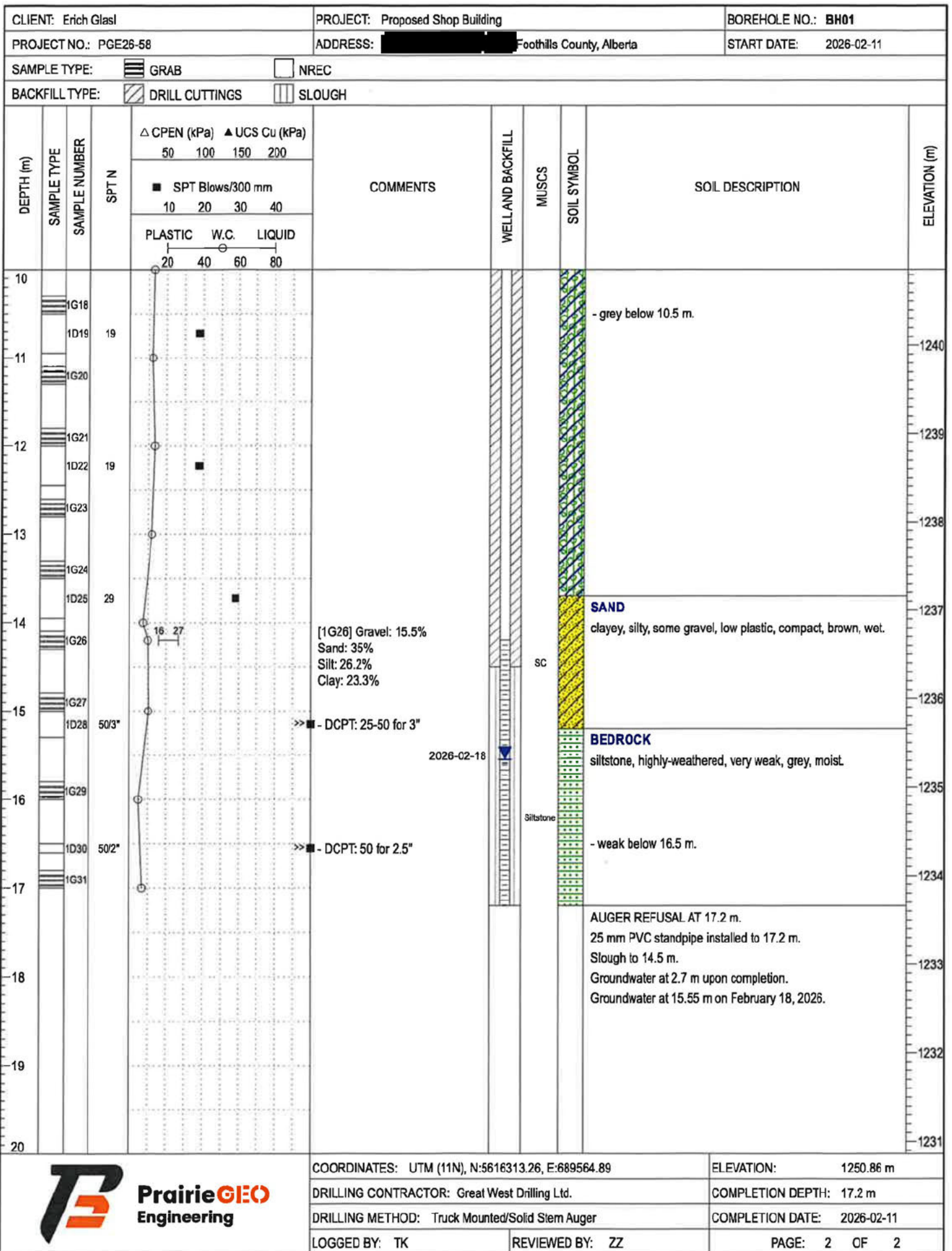
APPENDIX A

Borehole Log Explanation of Terms and Symbols

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EXPLANATION OF TERMINOLOGY AND SYMBOLS

1. PRINCIPAL SOIL TYPE – Major soil type

Material	Grain Size
Boulders	Larger than 300 mm
Cobbles	75 mm to 300 mm
Coarse Gravel	19 mm to 75 mm
Fine Gravel	4.75 mm to 19 mm
Coarse Sand	2 mm to 4.75 mm
Medium Sand	0.425 mm to 2 mm
Fine Sand	0.075 mm to 0.425 mm
Silt	0.002 to 0.075 mm
Clay	Smaller than 0.002 mm

2. CONSISTENCY OF FINE-GRAINED SOILS – Terms as per undrained shear strength and Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	Undrained Shear Strength, C_u (kPa)	SPT-N Value
Very Soft	Less than 12	Less than 2
Soft	12 to 25	2 to 4
Firm	25 to 50	4 to 8
Stiff	50 to 100	8 to 15
Very Stiff	100 to 200	15 to 30
Hard	Over 200	Over 30

3. MINOR SOIL TYPE - Weight of minor component

Descriptor	Percent
and	35 to 50
y / ey /ly	20 to 35
some	10 to 20
trace	1 to 10

4. RELATIVE DENSITY OF COARSE-GRAINED SOILS – The following terms are used relative to Standard Penetration Test (SPT), N value, for blows per 300 mm penetration (ASTM D1586).

Description	SPT-N Value
Very Loose	Less than 4
Loose	4 to 10
Compact	10 to 30
Dense	30 to 50
Very Dense	Over 50

5. TYPICAL SEDIMENTARY BEDROCK TYPES AND CLASSIFICATION – The following terms are based on visual inspection and field / laboratory identification tests.

Characteristic	Sandstone	Mudrocks			
		Siltstone	Mudstone	Clayshale	Claystone
Composition	>50% Sand CaCO_3 or silica binder. Use weak acid to test for CaCO_3 .	>50% Silt	33% to 66% Silt & 33% to 66% Clay	>50% Clay & <33% Silt	
Bedding	Banding possible Non- Fissile Wackes – dirty sandstone matrix (>15% clay)	Non-Fissile & Non-laminated	Non-Fissile & Non-laminated	Fissile	Non-Fissile

Definitions

Fissile Breaks apart on bedding planes, not fractures.

Shale Only used to describe a fissile clay mudrock.

Slate Hard mudstone exposed to high pressure and temperature.

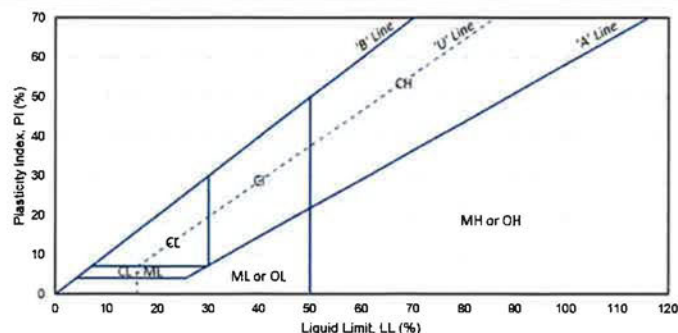
Limestone Sedimentary rock (i.e. particles) formed from calcium carbonate minerals from skeletal fragments of marine organisms such as coral. Particles generally too small to see with eye.

EXPLANATION OF TERMINOLOGY AND SYMBOLS

MODIFIED UNIFIED SOIL CLASSIFICATION SYSTEM						
MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN NO. 200 SIEVE)	GRAVELS MORE THAN HALF COARSE GRAINS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		WELL GRADED GRAVELS, GRAVEL-SAND MIXTURE, LITTLE OR NO FINES	$C_u = \frac{D_6}{D_{10}} \geq 4$ AND $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$
			GP		POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS
		DIRTY GRAVELS (WITH SOME FINES)	GM		SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12% ATTENBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES	ATTENBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
	SANDS MORE THAN HALF FINE GRAINS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)	SW		WELL GRADED SANDS, GRAVELLY SANDS WITH LITTLE OR NO FINES	$C_u = \frac{D_6}{D_{10}} \geq 6$ AND $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$
			SP		POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS
		DIRTY SANDS (WITH SOME FINES)	SM		SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12% ATTENBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			SC		CLAYEY SANDS, SAND-CLAY MIXTURES	ATTENBERG LIMITS ABOVE "A" LINE AND P.I. GREATER THAN 7
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT PASSES NO. 200 SIEVE)	SILTS BELOW "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 50\%$	ML		INORGANIC SILTS & VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)
		$W_L > 50\%$	MH		INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS	
	CLAYS ABOVE "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 30\%$	CL		INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY SOILS	
		$30\% < W_L < 50\%$	CI		INORGANIC CLAYS OF MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS	
		$W_L > 50\%$	CH		INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	
	ORGANIC SILTS & CLAYS BELOW "A" LINE	$W_L < 50\%$	OL		ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW AND MEDIUM PLASTICITY	
		$W_L > 50\%$	OH		ORGANIC CLAYS OF HIGH PLASTICITY, ORGANIC SILTS	
	HIGHLY ORGANIC SOILS		Pt		PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOR OR ODOR, AND OFTEN FIBROUS TEXTURE

NOTES ON SOIL CLASSIFICATION AND DESCRIPTION:

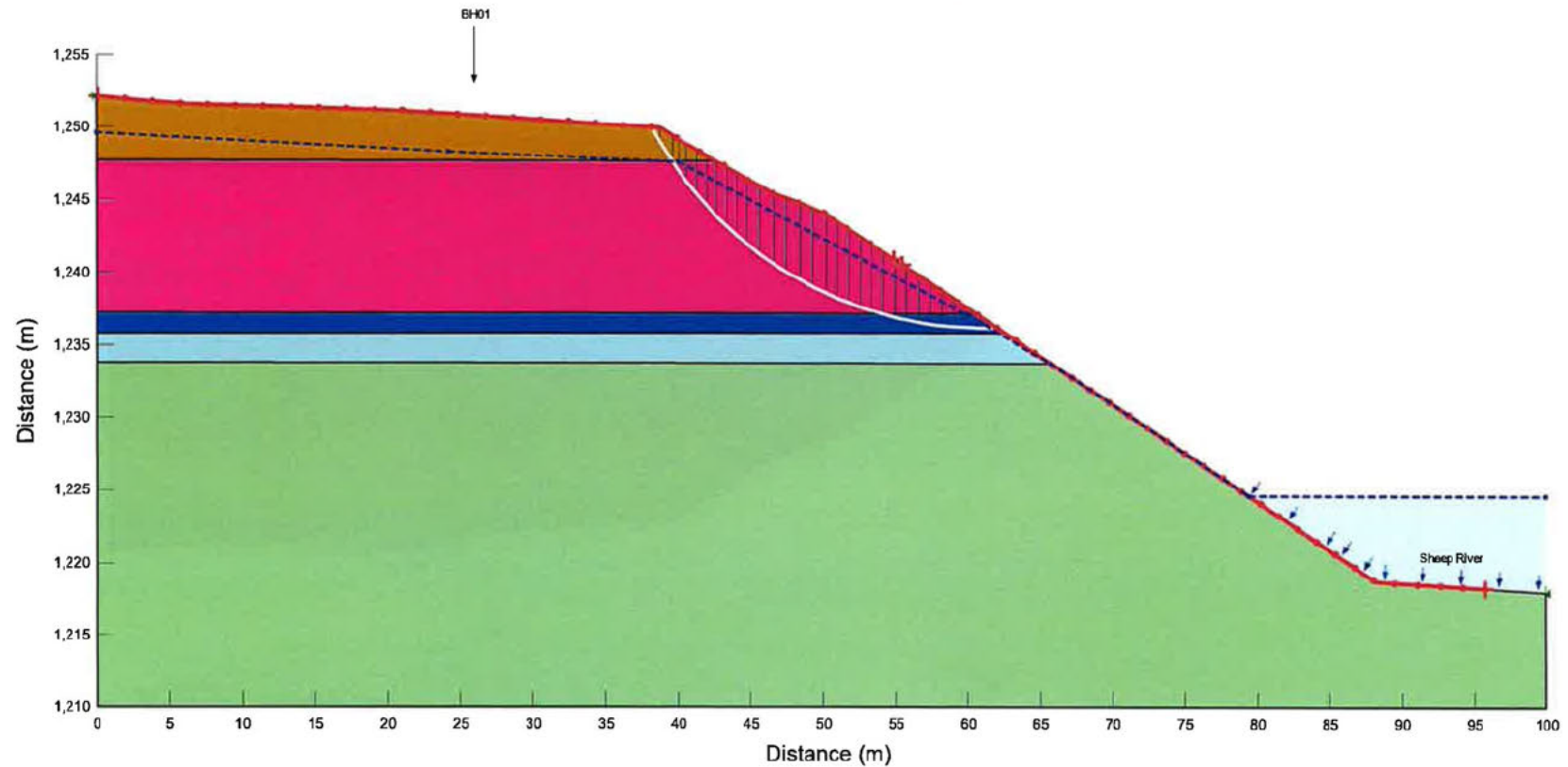
- Soil are classified and described according to their engineering properties and behaviour.
- Boundary classification for soil with characteristics of two groups are given combined group symbols (e.g. GW-GC is a well graded gravel sand mixture with clay binder between 5 and 12%).
- Soil classification is in accordance with the Unified Soil Classification System (ASTM D2487) with the exception that an inorganic clay of medium plasticity (CI) is recognized.
- The use of modifying adjectives may be employed to define the estimated percentage range of minor components.



APPENDIX B

Slope Stability Analysis Results Soil Test Results

Color	Name	Slope Stability Material Model	Unit Weight (kN/m ³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Piezometric Surface
■	Clay Till	Mohr-Coulomb	19	5	30	0	1
■	Lower Bedrock	High Strength	21				1
■	Lower Clayey Sand	Mohr-Coulomb	19	2	32	0	1
■	Upper Bedrock	Mohr-Coulomb	21	30	28	0	1
■	Upper Clay / Clayey Sand	Mohr-Coulomb	18.5	2	26	0	1



CROSS SECTION AA' - FORMATION

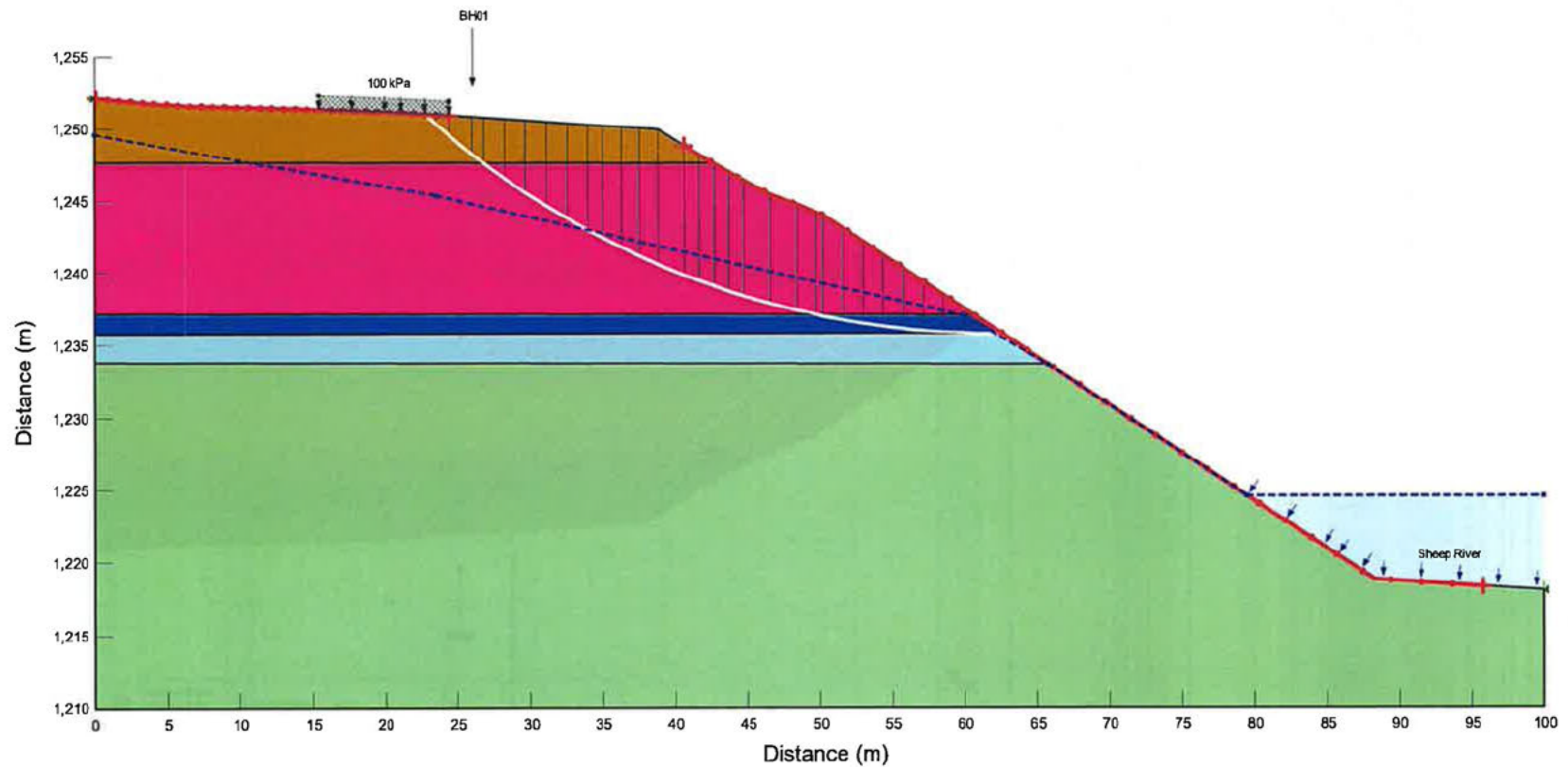
PROJECT: [REDACTED] FOOTHILLS COUNTY, ALBERTA

DATE: MARCH 3, 2026

PROJECT NUMBER: PGE26-58

FIGURE: A1

Color	Name	Slope Stability Material Model	Unit Weight (kN/m³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Plazometric Surface
■	Clay Till	Mohr-Coulomb	19	5	30	0	1
■	Lower Bedrock	High Strength	21				1
■	Lower Clayey Sand	Mohr-Coulomb	19	2	32	0	1
■	Upper Bedrock	Mohr-Coulomb	21	30	28	0	1
■	Upper Clay / Clayey Sand	Mohr-Coulomb	18.5	2	26	0	1



CROSS SECTION AA' - LONG TERM OF NEW SHOP BUILDING

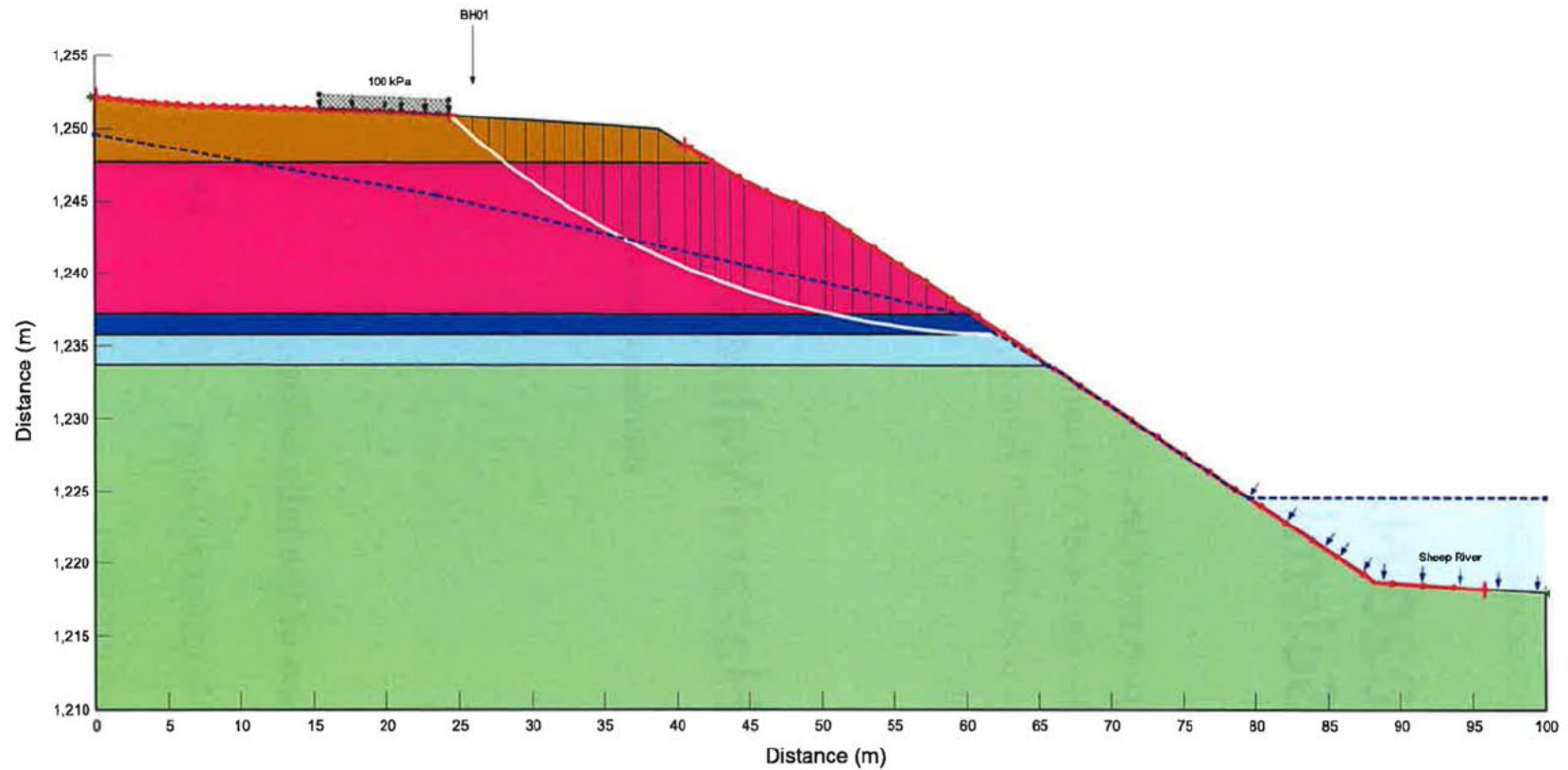
PROJECT: [REDACTED] FOOTHILLS COUNTY, ALBERTA

DATE: MARCH 3, 2026

PROJECT NUMBER: PGE26-58

FIGURE: A2

Color	Name	Slope Stability Material Model	Unit Weight (kN/m ³)	Effective Cohesion (kPa)	Effective Friction Angle (°)	Phi-B (°)	Cohesion R (kPa)	Phi R (°)	Piezometric Surface
■	Clay Till	Mohr-Coulomb	19	5	30	0	100	0	1
■	Lower Bedrock	High Strength	21						1
■	Lower Clayey Sand	Mohr-Coulomb	19	2	32	0	0	0	1
■	Upper Bedrock	Mohr-Coulomb	21	30	28	0	300	0	1
■	Upper Clay / Clayey Sand	Mohr-Coulomb	18.5	2	28	0	50	0	1



CROSS SECTION AA' - NEW SHOP BUILDING UNDER SEISMIC LOAD

PROJECT: 208 [REDACTED] FOOTHILLS COUNTY, ALBERTA

DATE: MARCH 3, 2026

PROJECT NUMBER: PGE26-58

FIGURE: A3



Government
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Canada.ca > [Natural Resources Canada](#) > [Earthquakes Canada](#)

2025 - 2020 National Building Code of Canada Seismic Hazard Tool



This application provides seismic values for the design of buildings in Canada under Part 4 of the National Building Code of Canada (NBC) 2020 and 2025, as prescribed in Article 1.1.3.1. of Division B of the respective NBC editions.

Seismic Hazard Values

User requested values

Code edition	NBC 2025
Site designation X_s	X_c
Latitude (°)	50.668
Longitude (°)	-114.317

Please select one of the tabs below.

NBC 2025 Additional Values Plots API

Background Information

The 5%-damped spectral acceleration ($S_a(T,X)$, where T is the period, in s, and X is the site designation) and peak ground acceleration ($PGA(X)$) values are given in units of acceleration due to gravity (g , 9.81 m/s^2). Peak ground velocity ($PGV(X)$) values are given in m/s. Probability is expressed in terms of percent exceedance in 50 years. Further information on the calculation of seismic hazard is provided under the *Background Information* tab.

The 2%-in-50-year seismic hazard values are provided in accordance with Article 4.1.8.4. of the NBC 2025. The 5%- and 10%-in-50-year values are provided for additional performance checks in accordance with Article 4.1.8.23. of the NBC 2025.

See the *Additional Values* tab for additional seismic hazard values, including values for other site designations, periods, and probabilities not defined in the NBC 2025.

NBC 2025 - 2%/50 years (0.000404 per annum) probability

$S_a(0.2, X_C)$	$S_a(0.5, X_C)$	$S_a(1.0, X_C)$	$S_a(2.0, X_C)$	$S_a(5.0, X_C)$	$S_a(10.0, X_C)$	$PGA(X_C)$	$PGV(X_C)$
0.35	0.222	0.107	0.0481	0.0204	0.0124	0.151	0.109

The log-log interpolated 2%/50 year $S_a(4.0, X_C)$ value is : **0.0251**

▼ Tables for 5% and 10% in 50 year values

NBC 2025 - 5%/50 years (0.001 per annum) probability

$S_a(0.2, X_C)$	$S_a(0.5, X_C)$	$S_a(1.0, X_C)$	$S_a(2.0, X_C)$	$S_a(5.0, X_C)$	$S_a(10.0, X_C)$	$PGA(X_C)$	$PGV(X_C)$
0.192	0.124	0.0615	0.0295	0.0106	0.00474	0.0833	0.0644

The log-log interpolated 5%/50 year $S_a(4.0, X_C)$ value is : **0.0136**

NBC 2025 - 10%/50 years (0.0021 per annum) probability

$S_a(0.2, X_C)$	$S_a(0.5, X_C)$	$S_a(1.0, X_C)$	$S_a(2.0, X_C)$	$S_a(5.0, X_C)$	$S_a(10.0, X_C)$	$PGA(X_C)$	$PGV(X_C)$
0.112	0.0754	0.0394	0.0196	0.00624	0.00233	0.0491	0.0415

The log-log interpolated 10%/50 year $S_a(4.0, X_C)$ value is : **0.0082**

[Download CSV](#)

← Go back to the [seismic hazard calculator form](#)

Date modified: 2021-04-06



SOIL MOISTURE CONTENT WORKSHEET

PROJECT: Proposed Shop Building
 NUMBER: PGE26-58 DATE February 11, 2026

BH	DEPTH (m)	1	2	3	4	5	6	7
#	Wt. Sample Wet + Tare	165.6 g	204.0 g	265.5 g	213.6 g	214.4 g	216.2 g	186.3 g
	Wt. Sample Dry + Tare	142.0 g	174.4 g	236.0 g	183.2 g	183.1 g	187.6 g	161.9 g
	Wt. Water	23.6 g	29.6 g	29.5 g	30.4 g	31.3 g	28.6 g	24.4 g
	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	138.5 g	170.9 g	232.5 g	179.7 g	179.6 g	184.1 g	158.4 g
	Moisture Content	17.0%	17.3%	12.7%	16.9%	17.4%	15.5%	15.4%

BH	DEPTH (m)	8	9	10	11	12	13	14
#	Wt. Sample Wet + Tare	192.6 g	166.3 g	169.6 g	164.8 g	165.5 g	148.7 g	187.1 g
	Wt. Sample Dry + Tare	168.1 g	144.1 g	150.1 g	147.0 g	146.0 g	133.0 g	174.4 g
	Wt. Water	24.5 g	22.2 g	19.5 g	17.8 g	19.5 g	15.7 g	12.7 g
	Tare Container	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g	3.6 g
	Wt. Dry Soil	164.6 g	140.6 g	146.6 g	143.5 g	142.5 g	129.5 g	170.9 g
	Moisture Content	14.9%	15.8%	13.3%	12.4%	13.7%	12.1%	7.4%

BH	DEPTH (m)	15	16	17				
#	Wt. Sample Wet + Tare	158.1 g	175.3 g	174.2 g				
	Wt. Sample Dry + Tare	143.5 g	166.9 g	163.1 g				
	Wt. Water	14.6 g	8.4 g	11.1 g				
	Tare Container	3.6 g	3.6 g	3.6 g				
	Wt. Dry Soil	140.0 g	163.4 g	159.6 g				
	Moisture Content	10.4%	5.1%	7.0%				

BH	DEPTH (m)							
#	Wt. Sample Wet + Tare							
	Wt. Sample Dry + Tare							
	Wt. Water							
	Tare Container							
	Wt. Dry Soil							
	Moisture Content							

BH	DEPTH (m)							
#	Wt. Sample Wet + Tare							
	Wt. Sample Dry + Tare							
	Wt. Water							
	Tare Container							
	Wt. Dry Soil							
	Moisture Content							

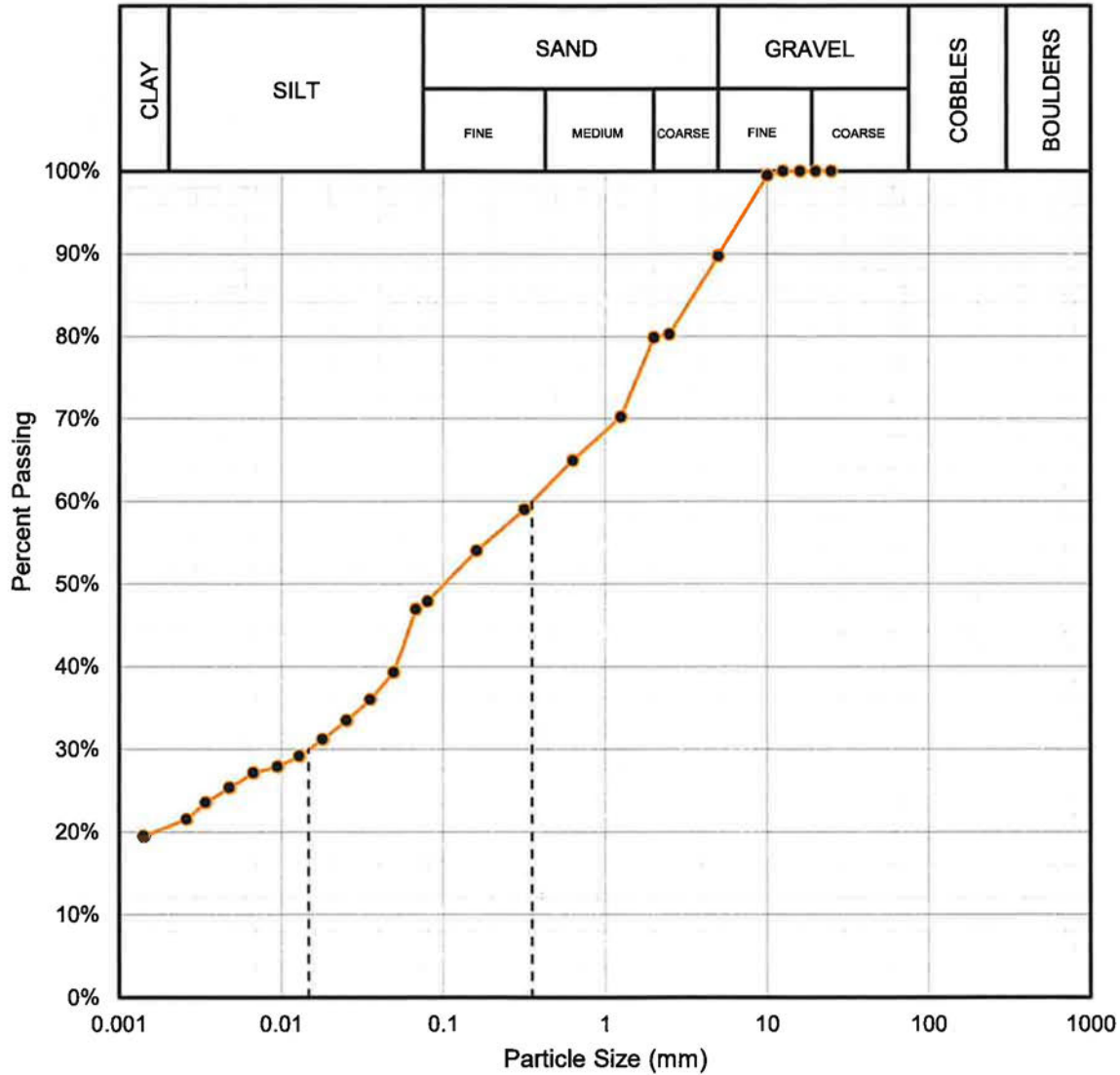
BH	DEPTH (m)							
#	Wt. Sample Wet + Tare							
	Wt. Sample Dry + Tare							
	Wt. Water							
	Tare Container							
	Wt. Dry Soil							
	Moisture Content							

PARTICLE-SIZE ANALYSIS

ASTM D422



PROJECT: Proposed Shop Building	SAMPLE DATE: February 11, 2026
PROJECT#: PGE26-58	TEST DATE: February 17, 2026
CLIENT: Erich Glasl	SAMPLE ID: 1G3
SOIL DESCRIPTION: sand, silty, clayey, some gravel	DEPTH: 2.2 m



SUMMARY OF RESULTS	Gravel	10.3%
	Sand	42.2%
	Silt	26.8%
	Clay	20.7%

GRAIN SIZE	D ₁₀	---
	D ₃₀	0.0148 mm
	D ₆₀	0.3528 mm

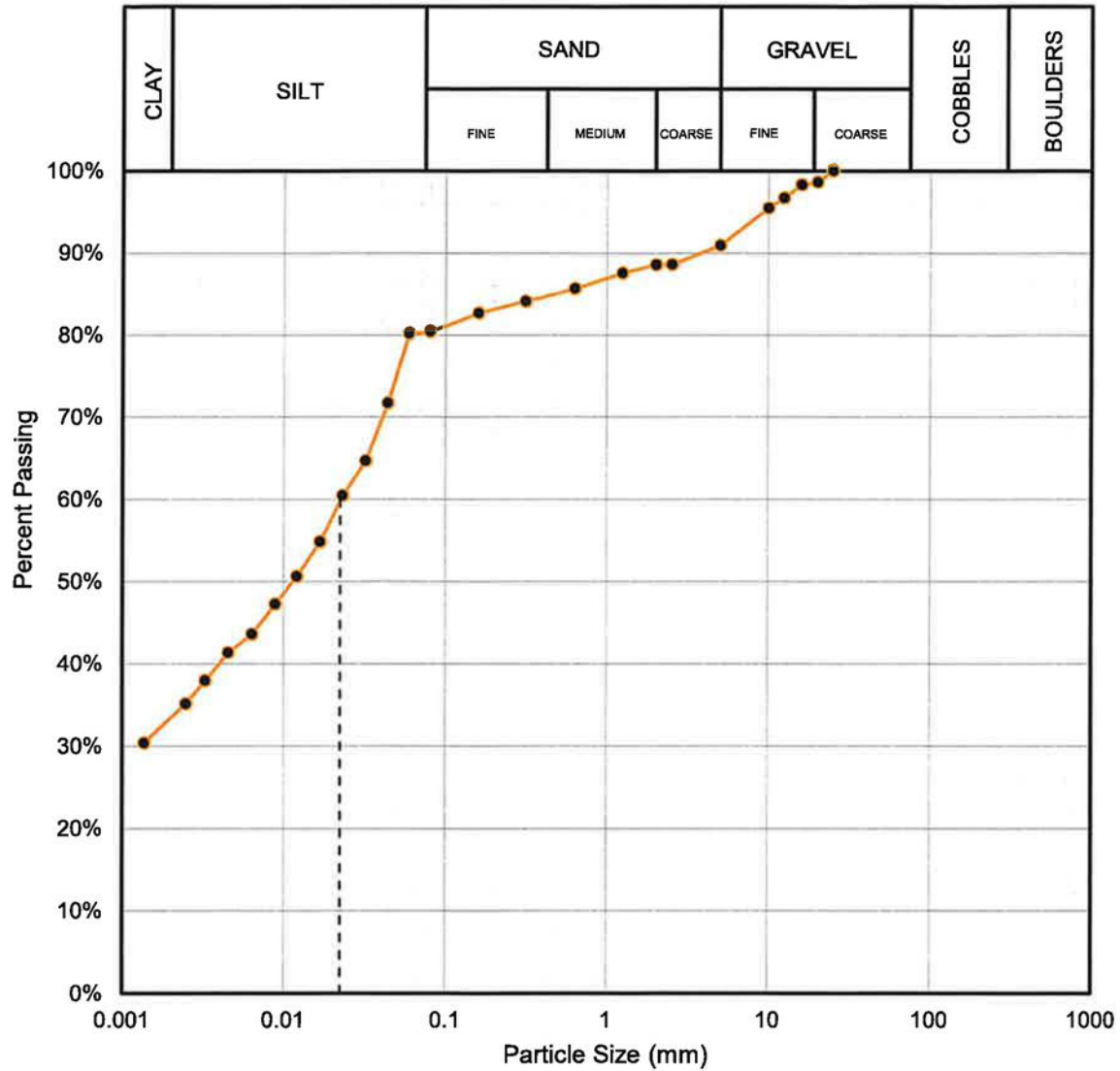
COEFFICIENTS	Coefficient of Uniformity, C _u	---
	Coefficient of Curvature, C _c	---

PARTICLE-SIZE ANALYSIS

ASTM D422



PROJECT: Proposed Shop Building	SAMPLE DATE: February 11, 2026
PROJECT#: PGE26-58	TEST DATE: February 17, 2026
CLIENT: Erich Glasl	SAMPLE ID: 1G12
SOIL DESCRIPTION: silt, clayey, some sand, trace gravel	DEPTH: 7.3 m



SUMMARY OF RESULTS	Gravel	9.1%
	Sand	10.6%
	Silt	46.9%
	Clay	33.4%

GRAIN SIZE	D ₁₀	---
	D ₃₀	---
	D ₆₀	0.0224 mm

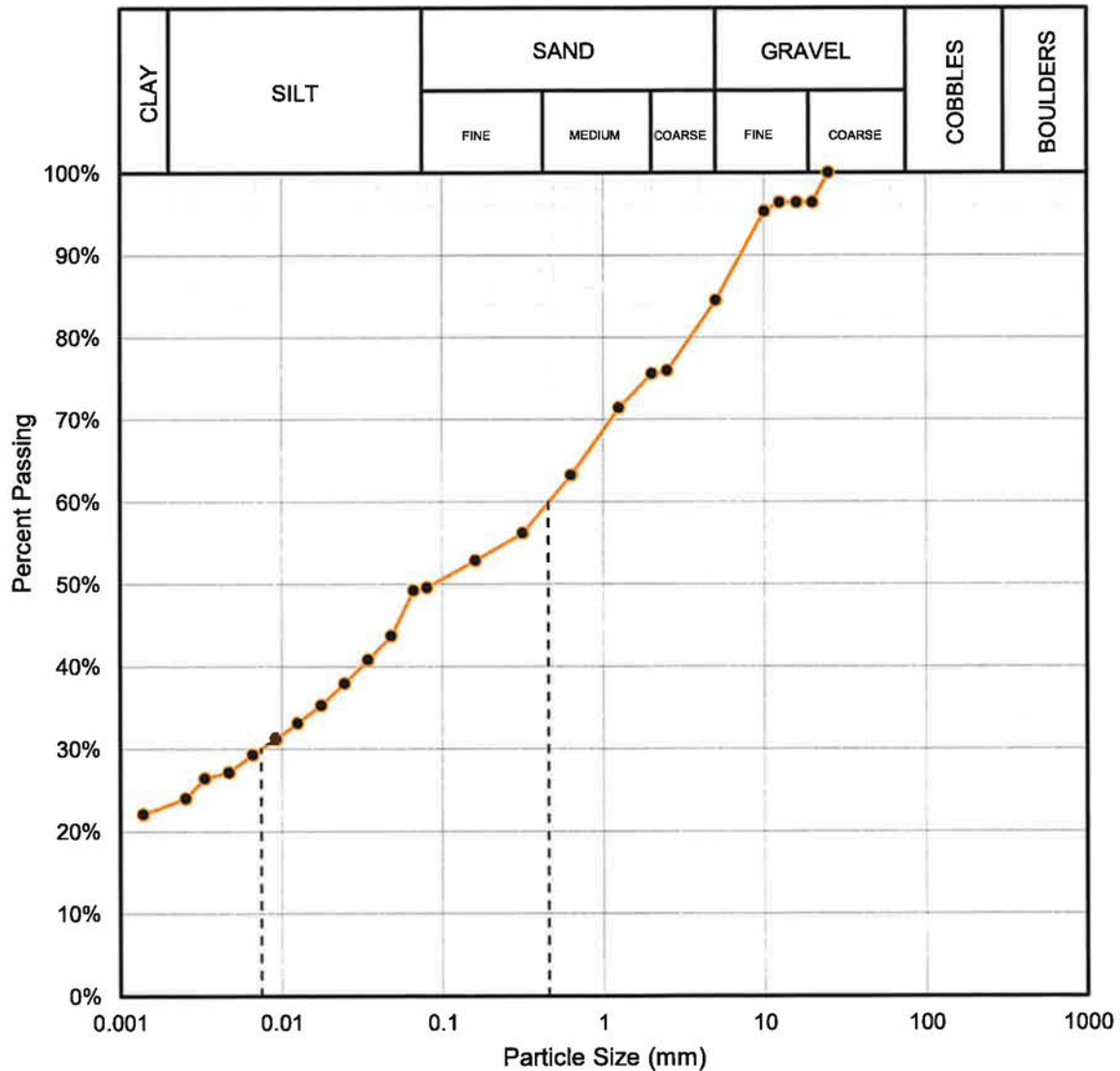
COEFFICIENTS	Coefficient of Uniformity, C _u	---
	Coefficient of Curvature, C _c	---

PARTICLE-SIZE ANALYSIS

ASTM D422



PROJECT: Proposed Shop Building	SAMPLE DATE: February 11, 2026
PROJECT#: PGE26-58	TEST DATE: February 17, 2026
CLIENT: Erich Glasl	SAMPLE ID: 1G26
SOIL DESCRIPTION: sand, silty, clayey, some gravel	DEPTH: 14.1 m



SUMMARY OF RESULTS	Gravel	15.5%
	Sand	35.0%
	Silt	26.2%
	Clay	23.3%

GRAIN SIZE	D ₁₀	---
	D ₃₀	0.0075 mm
	D ₆₀	0.4574 mm

COEFFICIENTS	Coefficient of Uniformity, C _u	---
	Coefficient of Curvature, C _c	---

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point



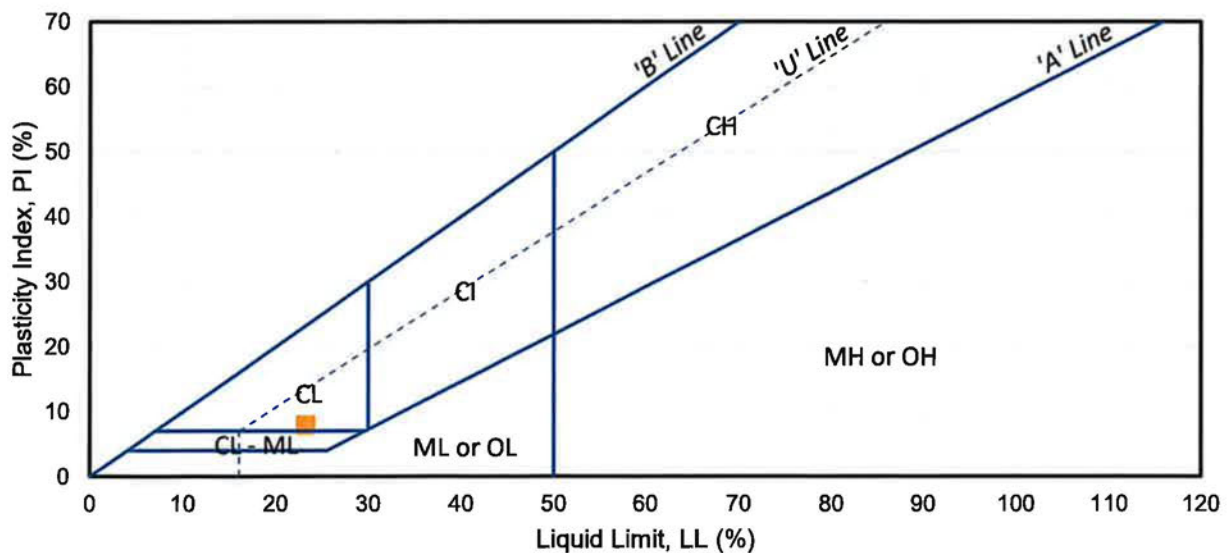
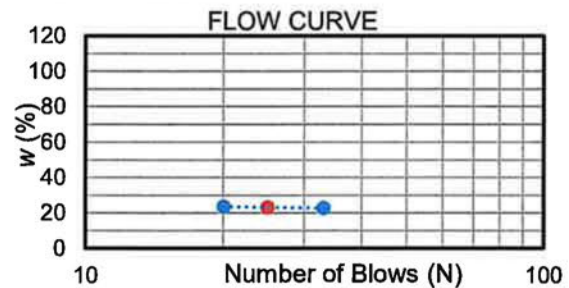
PROJECT: Proposed Shop Building
PROJECT#: PGE26-58
CLIENT: Erich Glasl
SOIL DESCRIPTION: Clayey Sand (SC), Silty, tr. Gravel

SAMPLE DATE: February 11, 2026
TEST DATE: February 17, 2026
SAMPLE ID: 1G3
DEPTH: 2.2 m

PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						33	20		
Container Number	G4	B1	B3	B5		B9	B7		
Tare Container, M_c (g)	386.6	17.029	16.797	16.937		16.706	16.527		
Wet Sample + Tare, M_{CMS} (g)	1276.1	20.431	19.687	21.231		46.843	53.048		
Dry Sample + Tare, M_{CDS} (g)	1168.1	20.023	19.335	20.591		41.273	46.070		
Dry Sample, M_s (g)	781.5	2.994	2.538	3.654		24.567	29.543		
Water, M_w (g)	108.0	0.408	0.352	0.640		5.570	6.978		
Moisture Content, w (%)	13.8	13.6	13.9	17.5		22.7	23.6		

Plastic Limit, PL or w_p (%)	15
Liquid Limit, LL or w_L (%)	23
Plasticity Index, PI (%)	8
MUSCS Classification	CL



TECH: DZ
 CHECKED: SB
 Page 1 of 1

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point



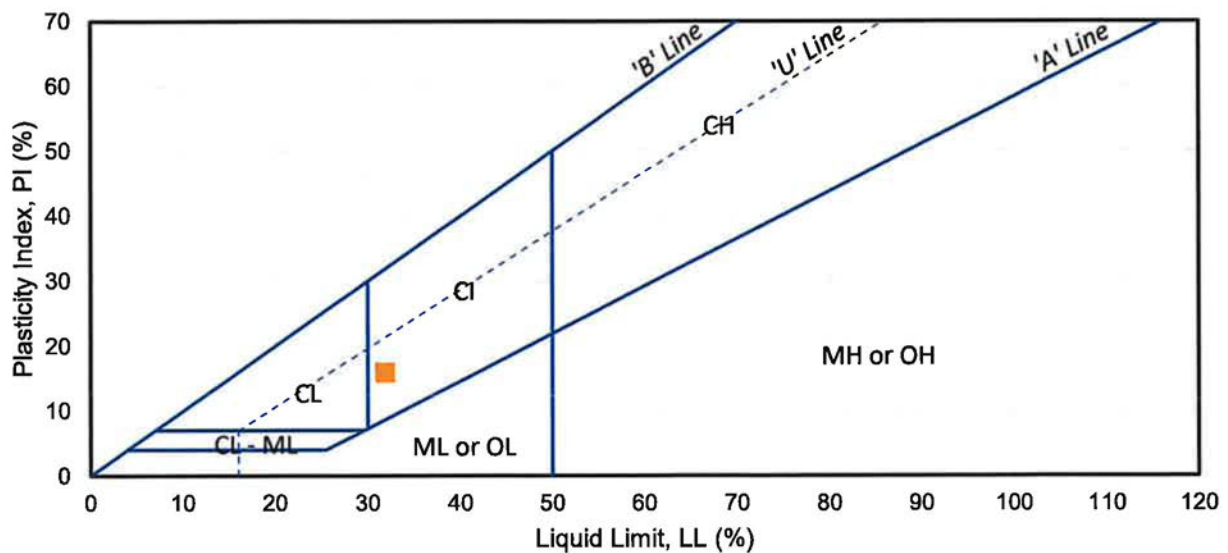
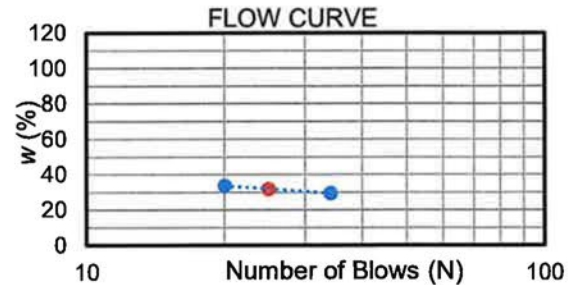
PROJECT: Proposed Shop Building
PROJECT#: PGE26-58
CLIENT: Erich Glasl
SOIL DESCRIPTION: Silty Clay (Cl), tr. Gravel, tr. Sand

SAMPLE DATE: February 11, 2026
TEST DATE: February 17, 2026
SAMPLE ID: 1G12
DEPTH: 7.3 m

PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						34	20		
Container Number	KC4	A2	A3	A6		A9	A8		
Tare Container, M_c (g)	391.2	16.617	16.191	16.543		16.665	16.563		
Wet Sample + Tare, M_{CMS} (g)	1206.1	19.746	19.065	19.759		41.663	43.421		
Dry Sample + Tare, M_{CDS} (g)	1100.9	19.324	18.665	19.319		35.980	36.671		
Dry Sample, M_s (g)	709.7	2.707	2.474	2.776		19.315	20.108		
Water, M_w (g)	105.2	0.422	0.400	0.440		5.683	6.750		
Moisture Content, w (%)	14.8	15.6	16.2	15.9		29.4	33.6		

Plastic Limit, PL or w_p (%)	16
Liquid Limit, LL or w_L (%)	32
Plasticity Index, PI (%)	16
MUSCS Classification	Cl



TECH: DZ
 CHECKED: SB
 Page 1 of 1

LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX

ASTM D4318 - Method A: Multi-Point



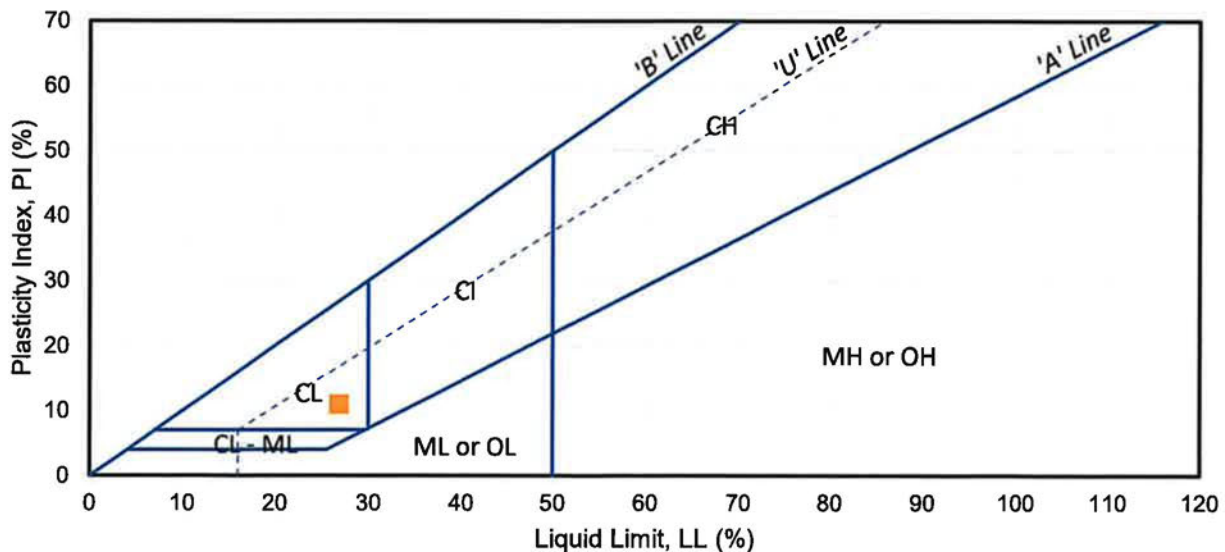
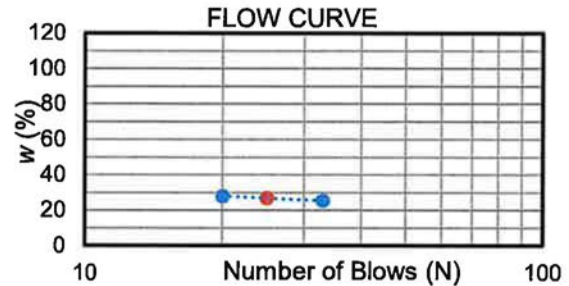
PROJECT: Proposed Shop Building
PROJECT#: PGE26-58
CLIENT: Erich Glasl
SOIL DESCRIPTION: Clayey Sand (CL), tr. Gravel, Silty

SAMPLE DATE: February 11, 2026
TEST DATE: February 17, 2026
SAMPLE ID: 1G26
DEPTH: 14.1 m

PROCEDURE USED: Wet Preparation - Method A: Multi-Point

	AS RECEIVED	PLASTIC LIMIT				LIQUID LIMIT			
		1	2	3	4	1	2	3	4
Number of blows, N						33	20		
Container Number	KC8	B10	B13	B14		B18	B17		
Tare Container, M_C (g)	392.0	16.617	16.191	16.543		16.483	16.787		
Wet Sample + Tare, M_{CMS} (g)	1074.0	19.746	19.065	19.759		52.229	44.361		
Dry Sample + Tare, M_{CDS} (g)	1011.5	19.324	18.665	19.319		44.974	38.344		
Dry Sample, M_S (g)	619.5	2.707	2.474	2.776		28.491	21.557		
Water, M_W (g)	62.5	0.422	0.400	0.440		7.255	6.017		
Moisture Content, w (%)	10.1	15.6	16.2	15.9		25.5	27.9		

Plastic Limit, PL or w_p (%)	16
Liquid Limit, LL or w_L (%)	27
Plasticity Index, PI (%)	11
MUSCS Classification	CL



TECH: DZ
 CHECKED: SB
 Page 1 of 1



WATER-SOLUBLE SULPHATE IN SOIL

ASTM C1580

PROJECT: Proposed Shop Building

SAMPLE DATE: February 11, 2026

PROJECT#: PGE26-58

TEST DATE: February 18, 2026

CLIENT: Erich Glasl

Test Hole:	1	Test Hole:	1
Sample #:	1G3	Sample #:	1G12
Depth:	2.2 m	Depth:	7.3 m
Result (%):	0.085%	Result (%):	0.070%
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	
Test Hole:		Test Hole:	
Sample #:		Sample #:	
Depth:		Depth:	
Result (%):		Result (%):	

Comments: Range of 0.07 to 0.085 percent. Sulphate Exposure Classification: Negligible

REQUIREMENTS FOR CONCRETE SUBJECTED TO SULPHATE ATTACK (CAN/CSA-A23.1:19)

EXPOSURE CLASSIFICATION	DEGREE OF EXPOSURE	WATER-SOLUBLE SULPHATE (SO ₄) IN SOIL SAMPLE, %	SULPHATE (SO ₄) IN GROUNDWATER SAMPLES, mg/L	MINIMUM SPECIFIED 56-DAY COMPRESSIVE STRENGTH, MPa	MAXIMUM WATER-CEMENTING MATERIAL RATIO	PORTLAND CEMENT TO BE USED
S-1	Very Severe	over 2.0	over 10,000	35	0.40	HS, HSb or HSe
S-2	Severe	0.20 to 2.0	1,500 to 10,000	32	0.45	HS, HSb or HSe
S-3	Moderate	0.1 to 0.2	150 to 1,500	30	0.50	MS, MSb, LH, HS, HSb or Hse

TECH: DZ

CHECKED: SB

LIMITATIONS

General Terms and Conditions

PRAIRIEGEO ENGINEERING LTD.
GENERAL TERMS, CONDITIONS AND LIMITATIONS



The use of this attached report is subject to the following general terms and conditions.

1. **STANDARD OF CARE** - In the performance of professional services, PrairieGEO used the degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession practicing in the same or similar localities. No other warranty expressed or implied is made in any manner.
2. **INTERPRETATION OF THE REPORT** - The CLIENT recognizes that subsurface conditions will vary from those encountered at the location where borings, surveys, or explorations are made and that the data, interpretations and recommendation of PrairieGEO are based solely on the information available to him. Classification and identification of soils, rocks, geological units, contaminated materials and contaminant quantities will be based on commonly accepted practices in geotechnical or environmental consulting practice in this area. PrairieGEO will not be responsible for the interpretation by others of the information developed.
3. **SITE INFORMATION** - The CLIENT has agreed to provide all information with respect to the past, present and proposed conditions and use of the Site, whether specifically requested or not. The CLIENT acknowledged that in order for PrairieGEO to properly advise and assist the CLIENT, PrairieGEO has relied on full disclosure by the CLIENT of all matters pertinent to the Site investigation.
4. **COMPLETE REPORT** - The Report is of a summary nature and is not intended to stand alone without reference to the instructions given to PrairieGEO by the CLIENT, communications between PrairieGEO and the CLIENT, and to any other reports, writings or documents prepared by PrairieGEO for the CLIENT relative to the specific Site, all of which constitute the Report. The word "Report" shall refer to any and all of the documents referred to herein. In order to properly understand the suggestions, recommendations and opinions expressed by PrairieGEO, reference must be made to the whole of the Report. PrairieGEO cannot be responsible for use of any part or portions of the report without reference to the whole report. The CLIENT has agreed that "This report has been prepared for the exclusive use of the named CLIENT. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. PrairieGEO accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report."

The CLIENT has agreed that in the event that any such report is released to a third party, the above disclaimer shall not be obliterated or altered in any manner. The CLIENT further agrees that all such reports shall be used solely for the purposes of the CLIENT and shall not be released or used by others without the prior written permission of PrairieGEO.

5. **LIMITATIONS ON SCOPE OF INVESTIGATION AND WARRANTY DISCLAIMER**

There is no warranty, expressed or implied, by PrairieGEO that:

- a) the investigation uncovered all potential geo-hazards, contaminants or environmental liabilities on the Site; or
- b) the Site is entirely free of all geo-hazards or contaminants as a result of any investigation or cleanup work undertaken on the Site, since it is not possible, even with exhaustive sampling, testing and analysis, to document all potential geo-hazards or contaminants on the Site.

The CLIENT acknowledged that:

- a) the investigation findings are based solely on the information generated as a result of the specific scope of the investigation authorized by the CLIENT;
 - b) unless specifically stated in the agreed Scope of Work, the investigation will not, nor is it intended to assess or detect potential contaminants or environmental liabilities on the Site;
 - c) any assessment regarding geological conditions on the Site is based on the interpretation of conditions determined at specific sampling locations and depths and that conditions may vary between sampling locations, hence there can be no assurance that undetected geological conditions, including soils or groundwater are not located on the Site;
 - d) any assessment is also dependent on and limited by the accuracy of the analytical data generated by the sample analyses;
 - e) any assessment is also limited by the scientific possibility of determining the presence of unsuitable geological conditions for which scientific analyses have been conducted; and
 - f) the laboratory testing program and analytical parameters selected are limited to those outlined in the CLIENT's authorized scope of investigation; and
 - g) there are risks associated with the discovery of hazardous materials in and upon the lands and premises which may inadvertently discovered as part of the investigation. The CLIENT acknowledges that it may have a responsibility in law to inform the owner of any affected property of the existence or suspected existence of hazardous materials and in some cases the discovery of hazardous conditions and materials will require that certain regulatory bodies be informed. The CLIENT further acknowledges that any such discovery may result in the fair market value of the lands and premises and of any other lands and premises adjacent thereto to be adversely affected in a material respect.
6. **COST ESTIMATES** - Estimates of remediation or construction costs can only be based on the specific information generated and the technical limitations of the investigation authorized by the CLIENT. Accordingly, estimated costs for construction or remediation are based on the known site conditions, which can vary as new information is discovered during construction. As some construction activities are an iterative exercise, PrairieGEO shall therefore not be liable for the accuracy of any estimates of remediation or construction costs provided.
7. **LIMITATION OF LIABILITY** - The CLIENT has agreed that to the fullest extent permitted by the law PrairieGEO's total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in anyway relating to the Project is contractually limited, as outlined in PrairieGEO's standard Consulting Services Agreement. Further, the CLIENT has agreed that to the fullest extent permitted by law PrairieGEO is not liable to the CLIENT for any special, indirect or consequential damages whatsoever, regardless of cause.
8. **INDEMNIFICATION** - To the fullest extent permitted by law, the CLIENT has agreed to defend, indemnify and hold PrairieGEO, its directors, officers, employees, agents and subcontractors, harmless from and against any and all claims, defence costs, including legal fees on a full indemnity basis, damages, and other liabilities arising out of or in anyway related to PrairieGEO's work, reports or recommendations.

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

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

File Number: 26D 149

Date: 28-May-2026

Landowner: Erich Glasl **Agent:** _____

Legal Land Description: NW 2-20-3 W5M; Plan 9312546 Lot 4

Parcel Size: 1.95 Acres

Proposal: Relaxation of Setbacks to Proposed Oversized Accessory Building

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: Stacey Kotlar Stacey.Kotlar@FoothillsCountyAB.ca

Application to be referred to:

Division Councillor	_____	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	✓	AB Agriculture, Public Lands Div.	_____
Building & Safety Codes	✓	Fortis Alberta	_____
Municipal Fire Services	_____	ATCO Gas	✓
Municipal Addressing	_____	AltaLink	_____
Municipal Community Services	_____	Other:	_____
AFICA	_____		_____
Erin Frey (HR Airport only)	_____		_____

Notes: _____



PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 149	LANDOWNER: Erich Glasl
FILE MANAGER: Stacey	AGENT:
CURRENT LAND USE: CR	PROPOSED LAND USE:
LEGAL DESCRIPTION: NW 2-20-3 W5M; Plan 9312546, Lot 4	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2003025050	
DATE REFERRED: 2026-05-26	
PROPOSAL: Relaxation of Setbacks for a Proposed Oversized Accessory Building	

PROPOSAL INFORMATION:

Development Permit

- ☐ Internal Road Proposed:
- ☐ Construction on Road Allowance Proposed:
- ☐ Approaches exist on:
- ☐ Other:

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

- ☐ Other:
- ☐ Road Widening -

OTHER COMMENTS:

This file is the follow up to 26D 236. I approved the oversized accessory building with the pre-con of a geotec. The geotec showed that the setback to the river is much greater than proposed. This application reflects the setback to the top of bank - as stated in the geotec. The relaxation is to the road.
Please note that the geotech already had the \$1000 review fee paid.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

☐ Proposed

☐ Balance

- ☐ Geotechnical Report for Slope Stability
- ☐ High Water Table Testing for Foundation Design:
- ☐ Septic Disposal Evaluation (PSTS)
- ☐ Stormwater Management Plan
- ☐ Lot Grading/Overland Drainage Plan
- ☐ Flood Plain Report (1 in 100 years)
- ☐ Overland Drainage Easement
- ☐ Building Envelopes
- ☐ Traffic Impact Assessment (TIA)
- ☐ Environmental Site Assessment (Phase1 / Phase2)
- ☐ Other:

- | | | |
|--------------------------------------|--------------------------------------|--------------------------------------|
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ Redes/Amend | ☐ Subdivision | ☐ Development |
| ☐ 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:

Final inspection on new approach is outstanding. It was unable to be paved in the fall of 2025, anticipate it will be completed this summer.

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

No concerns regarding the proposed relaxation of setbacks. 424 Ave W is already 30m wide, with very little opportunity for further subdivision requiring it to be widened further.

As mentioned, the slope stability assessment was provided previously and accepted by PW.

ROAD REQUIREMENTS / LIMITATIONS:

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

Road comments and requirements:

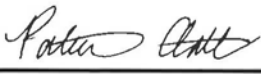
PUBLIC WORKS SUPPORTING DOCUMENTS (PLEASE ATTACH TO THIS REFERRAL IF ANY):

☐ Yes* ☒ No

*If Yes – Number of Pages: _____

Date Reviewed: 2026-05-22

Reviewer: Patrick Antle

Signature: 

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 149	Highway(s):	546
Legal Land Location:	QS-NW SEC-02 TWP-020 RGE-03 MER-5	Municipality:	Foothills County
Decision By:	Jerry Lau	Issuing Office:	Southern Region / Calgary
Issued Date:	June 1, 2026	AT Reference #:	RPATH0073072
Description of Development:	Relaxation of Setbacks to Proposed Oversized Accessory Building		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

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

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

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

1. Transportation and Economic Corridors have no concerns with the relaxation of setback from the service road. The application should submit a Roadside Development Permit through the RPATH portal for construction of the building.

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



Issued by **Jerry Lau, Infrastructure Manager**, on **June 1, 2026** on behalf of the Minister of Transportation and Economic Corridors

June 17, 2026

Circulation Package: 26D 149

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.

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.

Due to the expansion/addition, the existing service size, meter space, and main size will need to be reviewed by ATCO. It is recommended that the owner contact **ATCO Customer Assistance Centre** at **310-5678** at their earliest convenience with their existing and future gas load and pressure requirements to enable adequate lead time to review if a service or main upgrade is required, the associated costs, and if necessary proceed with design and installation process.

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 utilityafety.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: **Jordan Peterson**, Jordan.Peterson@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



Stacey Kotlar

From: FC_Planning
Sent: Friday, June 5, 2026 2:38 PM
To: Stacey Kotlar
Subject: FW: ATCO TRANSMISSION 7570: Circulation for Development Permit 26D 149, Please reply by June 29, 2026

From: Gas Land Department <land.admin@atco.com>
Sent: June 5, 2026 2:37 PM
To: FC_Planning <Planning@Foothillscountyab.ca>
Subject: ATCO TRANSMISSION 7570: Circulation for Development Permit 26D 149, Please reply by June 29, 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: Thursday, May 28, 2026 1:57 PM
To: AEP EPEA Approvals Calgary <aep.epeaapprovcal@gov.ab.ca>; Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Gas Land Department <land.admin@atco.com>; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation for Development Permit 26D 149, Please reply by June 29, 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 26D 149. Please review and respond **prior to June 29, 2026**.

Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca.

Regards,

Alison Schori

From: Gas Land Department <land.admin@atco.com>
Sent: June 5, 2026 2:37 PM
To: FC_Planning
Subject: ATCO TRANSMISSION 7570: Circulation for Development Permit 26D 149, Please reply by June 29, 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: Thursday, May 28, 2026 1:57 PM
To: AEP EPEA Approvals Calgary <aep.epeaapproval@gov.ab.ca>; Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Gas Land Department <land.admin@atco.com>; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation for Development Permit 26D 149, Please reply by June 29, 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 26D 149. Please review and respond **prior to June 29, 2026**.

Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca.

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 28, 2026 1:57 PM
To: Dev PWRev
Cc: Stacey Kotlar
Subject: Circulation for Development Permit 26D 149, Please reply by June 29, 2026
Attachments: PW Referral 26D 149.pdf; 26D 149_Circ_Pkg.pdf; PGE26-58 208191 424 Avenue West Shop Building - GEO - REV1.pdf

Good Afternoon,

Find attached our circulation for development permit 26D 149. Please review and respond **prior to June 29, 2026**. Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca .

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

Alison Schori

From: Government of Alberta <services@gov.ab.ca>
Sent: May 28, 2026 1:57 PM
To: Stacey Kotlar; FC_Planning
Subject: DO NOT REPLY – RPATH Submission RPATH0073072 Municipal Referral - Development 26D 149

This email will acknowledge receipt of your submission RPATH0073072 for Municipal Referral - Development submitted on 2026-05-28 13:56:32 MDT.

Alberta Transportation staff will review your submission, and will advise you through the Roadside Planning Application Tracking Hub (RPATH) Portal if additional information is required.

Updates will be provided throughout the process via the RPATH portal.

You will be notified via email when a decision is made regarding your application, at which time you will be able to download any relevant documentation.

Please contact Alberta Transportation through the RPATH Portal [RPATH0073072](#) with any questions.

[Unsubscribe](#) | [Notification Preferences](#)

Ref:MSG35880357_zqCq9MmvU655oAdCkug

[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.

Preliminary File Management Form

Development Permit Application (description):

Development Permit for a Relaxation of Setbacks for a Proposed Oversize Accessory Building

☒ Discretionary Use ☐ Permitted Use ☐ Result of Enforcement

Assigned File Manager: Stacey K

Date Assigned: May 14, 2026

Assigned By: Samantha P

Manager of Planning Applications Comments:

- If this application is approved by the appeal board, is the intent to wholly replace DP 26D 236 by this new application? yes
- As you have noted, the decision on this application will be an **automatic refusal**;
- ☒ Circulate ATEC, AEP and PW;
- ☒ PW will need to confirm if the new location is supported by the Geotechnical Report or if an amended report is required;
- ☒ Please have the applicant confirm in writing if the proposed building is solely for personal use or if there is a business use proposed.

Time Extension Agreement Re: Notice of Complete/Incomplete Application Required:

☐ Yes ☐ No

20 days up on: _____

☐ Application to be Opened and Time Extension Agreement to be drafted requesting to extend the time prescribed under Section 683.1 of the Municipal Government Act to deem an application as Complete or Incomplete until _____.

Time Extension Agreement sent to landowner(s)/applicant(s) on _____

Executed Time Extension Agreement Received on _____

Additional Considerations:

- yes/no SAFETY CONCERNS NOTED. If yes, specify _____
- yes/no Parcel is identified within the Flood Hazard Protection Overlay District _____
- _____ application check list satisfactorily completed
- _____ inter-municipal circulation requirements. If yes, name of Municipality _____
- _____ special circulation requirements ATEC, AEP, PW
- _____ abandoned well site form provided
- _____ correct fees provided
- _____ application signed by registered owner(s) and/or applicant(s)
- _____ agent authorization provided (if applicable)
- _____ other _____
- _____ other _____
- _____ other _____

Officer's Comments:

- This will wholly replace 25D 236
 - Erick is aware this is an Auto Refusal
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

APPLICATION TO BE OPENED: YES OR NO (please circle one)

APPROPRIATE APPEAL BOARD (please check one)

☒ Subdivision and Development Appeal Board (SDAB)

☐ Land and Property Right Tribunal (LPRT)

Date May 21/26

Stacey Kotlar
Planning & Development Officer's Signature

Notice of Complete or Incomplete Application:

☐ Application Considered INCOMPLETE ON _____ (DATE)

Notice Letter sent to landowner(s) and/or applicant(s) via: ☐ email OR ☐ mail

Date of Notice Letter

Planning & Development Officer's Signature

OR

☒ Application considered COMPLETE ON May 21/26 (DATE)

Stacey Kotlar
Planning & Development Officer's Signature

Notice Letter sent to landowner(s) and/or applicant(s) via: ☒ email OR ☐ mail

May 22, 2026
Date of Notice Letter

Lizbeth Scher
Planning & Development Assistant's Signature

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 22, 2026 8:35 AM
To: erichglasl@me.com
Cc: Stacey Kotlar
Subject: Notice of Complete Application – Development Permit 26D 149

Good Morning,

Re: Notice of Complete Application – Development Permit 26D 149
Ptn: NW 2-20-3 W5M; Plan 9312546, Lot 4
Relaxation of Setbacks to Proposed Oversized Accessory Building

Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete or incomplete. 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 May 21, 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 **Stacey Kotlar** at Stacey.Kotlar@FoothillsCountyAb.ca

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

I, Erin Glasl being the registered
 Owner(s) or agent acting on behalf of the registered owner(s)
 of Plan 89312546, Lot 4, NW 2-20-3 W5
 (Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.

[Signature] Owner/Agent
 DATED: this 11th day of May, 2026.

OR

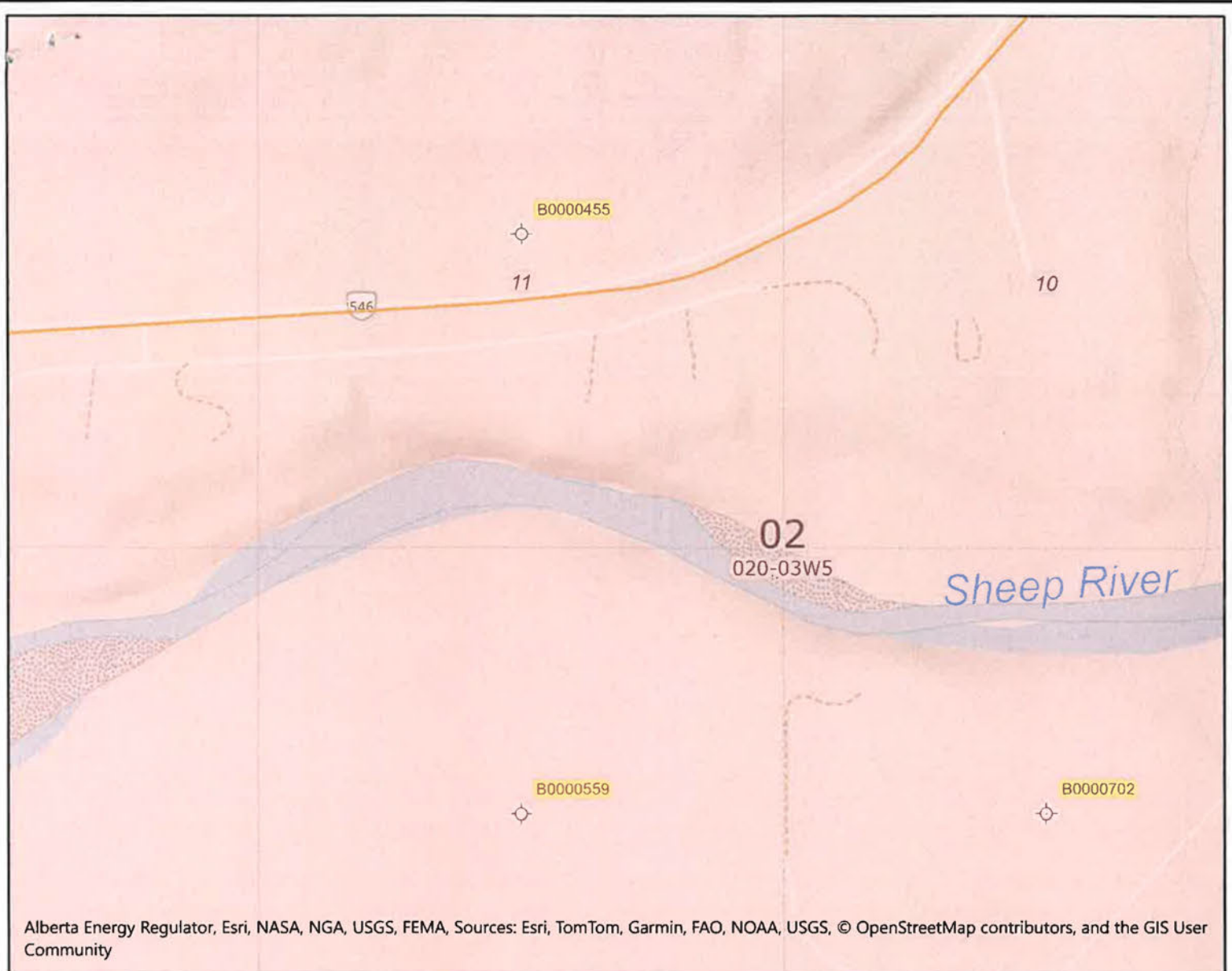
If wells are listed on-site:

I, _____ being the registered
 Owner(s) or agents acting on behalf of the registered owner(s)
 of _____
 (Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

 Owner/Agent
 DATED: this _____ day of _____, 20____.

***This form shall accompany all applications for Land use,
 Subdivisions, Development Permits and Building Permits.***



<Layout_Title>

Base Data provided by: Government of Alberta

Author:

YY Y

Print Date:

5/11/2026

Legend

- Roads - Other**

 - Abandoned Wells
 - Revised Location
 - Revised Location Pointer
 - Unimproved
 - Unclassified
 - Truck Trail
 - Winter
 - Ford Winter Crossing
 - Ferry Route

Paved Road (20K)

 - Primary Divided
 - Primary Undivided
 - 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 1L
 - Secondary Undivided 1L

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 LSD label

ATS LSD with Road

 - ATS Section label (large)
 - 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

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



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:7,311





LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0025 837 261 9312546; ;4 251 224 676

LEGAL DESCRIPTION
PLAN 9312546
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.788 HECTARES (1.95 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;20;2;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 125 835

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 224 676	05/09/2025	TRANSFER OF LAND	\$880,000	CASH & MORTGAGE

OWNERS

ERICH GLASL
[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
761 048 105	21/04/1976	CAVEAT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
921 268 364	27/10/1992	CAVEAT RE : AGREEMENT UNDER PLANNING ACT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

HIGH RIVER
ALBERTA T1V1M7

941 267 331 17/10/1994 EASEMENT
OVER LOT 4 ON PLAN 9312546 FOR BENEFIT OF
LOT 3 ON PLAN 9312546
(PLAN 9411074)

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 27 DAY OF APRIL,
2026 AT 10:07 A.M.

ORDER NUMBER: 56966771

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Foothills County

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

Telephone: 403-652-2341 or 403-931-1905

Fax: 403-652-7880 or 403-652-6900

RECEIPT

Glasl, Erich



Receipt No: 458160

Date: 2026-05-11

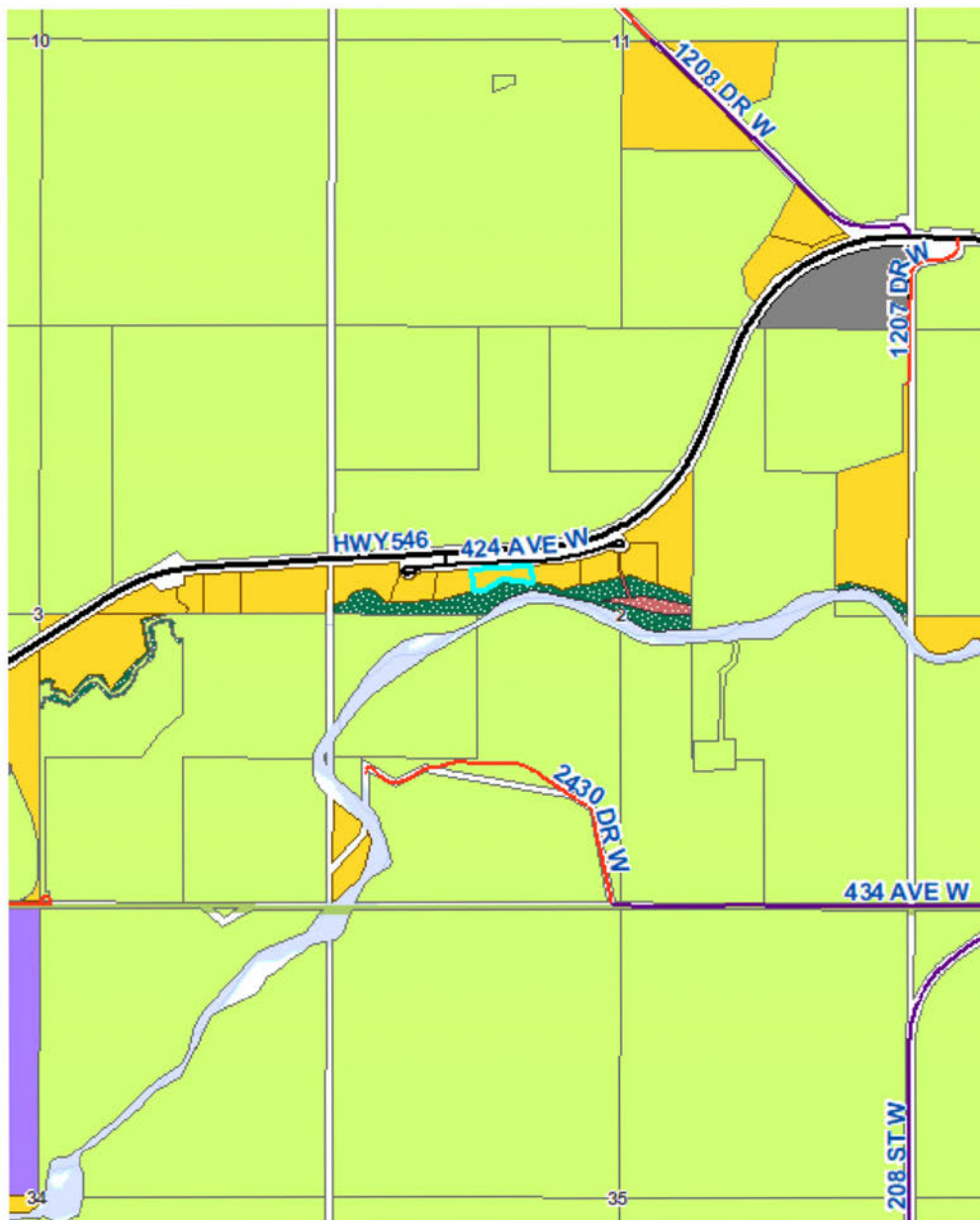
Page: 1

Receipt Type	Account	Description	Amount
General	DEVP	Devel Permit L4, P9312546	\$600.00

GST Registration #: R107747313

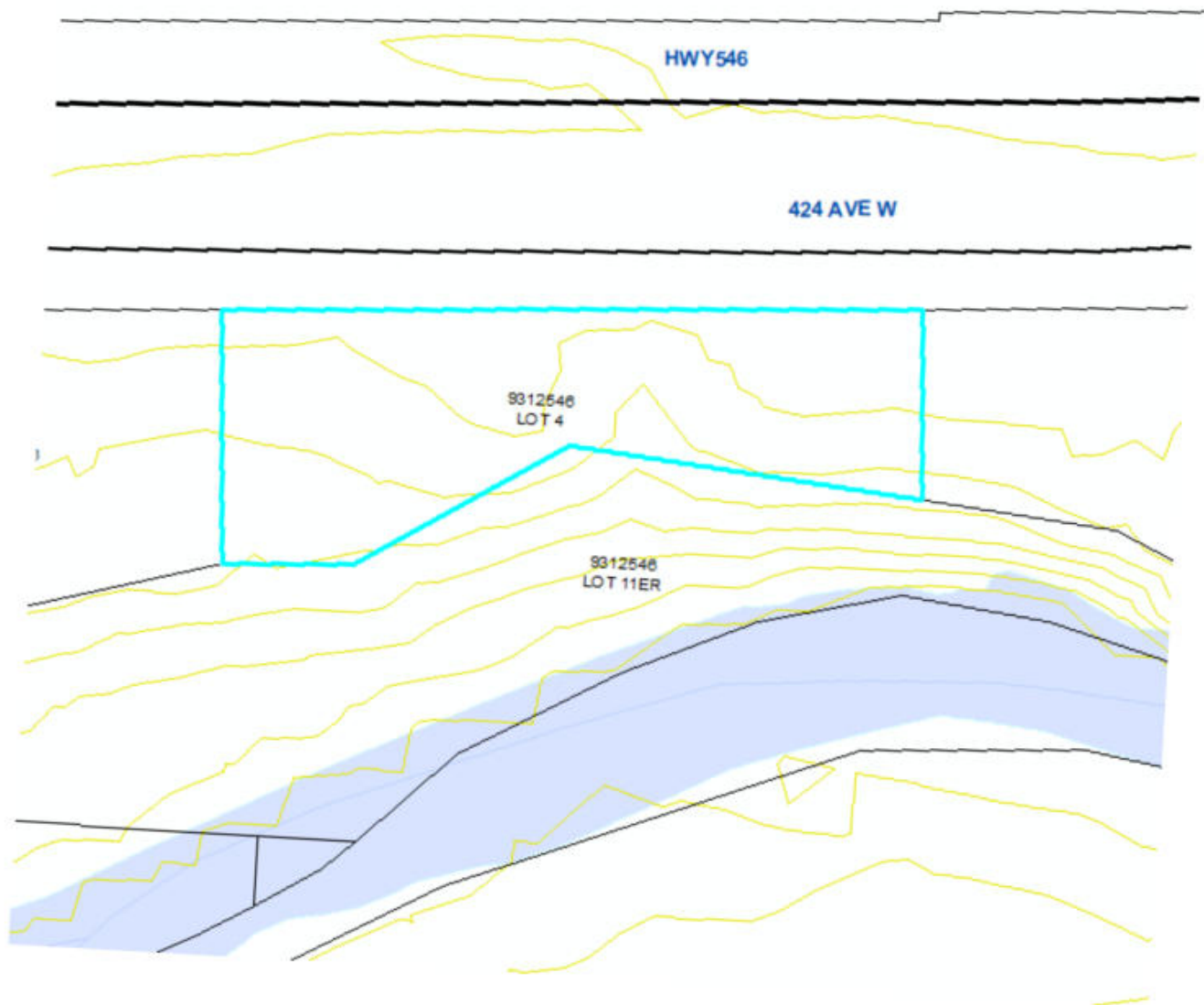
Sub-Total	\$600.00
GST	\$0.00
Total	\$600.00
Other:	\$600.00

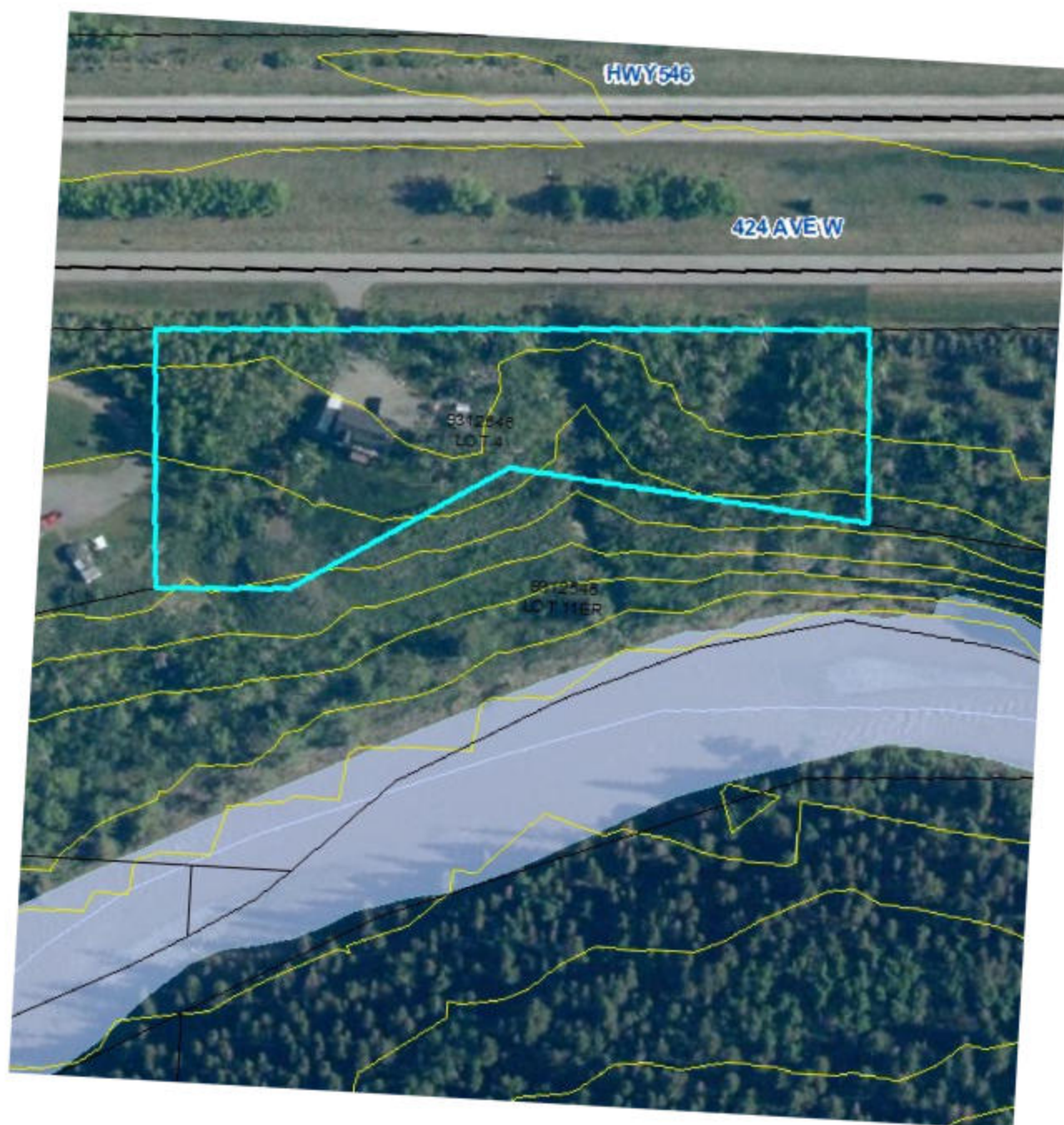
Land Use Map



- | | |
|--|---|
| A- Agricultural | CR- Country Residential |
| AA- Agricultural Sub A | CRA- Country Residential Sub A |
| AB- Agriculture Business | CERA- Country Estate Res Sub Dist A |
| BP- Bussiness Park | DC - Direct Control |
| MR- Municipal Reserve | EPA- Environmental Protection Sub A |
| REC- Recreation | ER- Environmental Reserve |
| PUL- Public Utility | |

5m Contour Map





SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

CR

13.1.1 PURPOSE AND INTENT

To provide for acreage development consistent with the policies outlined in the Municipal Development Plan.

13.1.2 SUB-DISTRICT

- 13.1.2.1 Parcels may include the following sub-district in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district.
- 13.1.2.2 Sub-district "A" is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district "A".

13.1.3 GENERAL REQUIREMENTS:

- 13.1.3.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.
- 13.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
Accessory buildings not requiring a development permit Accessory uses Agricultural (general) Dwelling, single family Home Based Business Type I Home office Signs not requiring a development permit Solar Power System, Private (Not requiring a Development Permit) Temporary storage of no more than 1 unoccupied recreation vehicles (within Hamlet boundary) Temporary storage of up to 5 unoccupied recreation vehicles (outside a Hamlet boundary) Public works Secondary Suite, Principal Utility services, minor	Accessory buildings requiring a development permit Agricultural intensive – on lots 3 acres or more in size Agricultural specialty Antenna structures, private Arenas, private Bed and Breakfast Family Day Home Dugout (for general ag use) Dwelling, moved on Dwelling, temporary Home based business Type II Home based business Type III Intensive vegetation operation Kennels, private Lot grading Man-made water bodies, private Secondary Suites, Detached Signs requiring a Development Permit

Foothills County Land Use Bylaw |

13.1.4 PERMITTED USES	13.1.5 DISCRETIONARY USES
	Solar Power System, Private requiring a Development Permit Temporary storage of no more than 2 unoccupied recreation vehicles (within Hamlet boundary)

13.1.6 LAND USE REQUIREMENTS

- 13.1.6.1 A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.
- 13.1.6.2 In order to facilitate the purpose and intent of this district and ensure the comprehensive development of country residential uses within the District, the following applies to applications for subdivision:
- a. Parcel Density:
 - i. Maximum one lot per 2.02 ha (5 acres) of existing land contained under the same title to a maximum of 32 lots per quarter section.
 - b. Minimum Parcel Size:
 - i. The area in title at the time of passage of this Bylaw; or
 - ii. A parcel of land no less than 0.81 ha (2.0 acres).
 - c. Maximum Parcel size:
 - i. 8.49 ha (20.99 ac); or
 - ii. The area in title at the time of passage of this Bylaw.
- 13.1.6.3 Required Developable Area:
- a. In accordance with Section 9.8 of this Bylaw.
- 13.1.6.4 Utility Servicing Criteria
- a. Individual wells and individual wastewater disposal systems;
 - b. Communal water and communal wastewater disposal systems; or
 - c. A combination of a. and b. as determined by Bylaw amending this section.

13.1.7 DEVELOPMENT REQUIREMENTS

- 13.1.7.1 Maximum Lot Coverage
- a. No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than forty (40) percent of the lot area.
- 13.1.7.2 Maximum Dwelling Unit Density
- a. Maximum dwelling unit density for a parcel under 80 acres is one Dwelling, Single Family and either one Dwelling, Secondary Suite in accordance with Section 10.26, or one Dwelling, Temporary in accordance with Section 10.26 Secondary Suites and Section 10.10.
 - b. Or as determined by the Approving Authority in accordance with an approved Area Structure Plan or Outline Plan.

Foothills County Land Use Bylaw |

13.1.7.3 Minimum Yard Setbacks Requirements

a. Front Yard Setbacks:

- i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
- ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
- iii. 48m (157.48 ft.) from the centreline of a Municipal road;
- iv. 15m (49.21 ft.) from the right of way of an internal subdivision road.

b. Side Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.

c. Rear Yard Setbacks:

- i. 15m (49.21 ft.) from the property line.
- d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
- e. See Section 13.1.8 "Exceptions" for any setbacks exemptions that have been approved by Bylaw.

13.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

13.1.7.5 Other Minimum Setback Requirements:

- a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

13.1.7.6 Maximum Height of Structures:

- a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
- b. Accessory buildings and arenas:
 - i. 10.67m (35 ft)
- c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);

13.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

13.1.8 EXCEPTIONS:

Silvertip:

- 13.1.8.1 Front yard setback: 5m (16.4 ft) from Internal Subdivision Road – Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.2 Front yard setback: 15m (49.21 ft) from property line adjacent to any Municipal Road; for those properties registered under Condominium Plan 0010395 (Silvertip);

5.6 VARIANCES

- 5.6.4 The Development Authority may allow with respect to a proposed development, a variance of any yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.5 The variance power given to the Development Authority under Section 5.6.4 of this Bylaw shall not be exercised with respect to a proposed development unless the landowner can demonstrate that the proposed location is the most appropriate site for the proposed development".

This property was previously approved under Development Permit 25D 236. Please see the previous decision. The same building was considered with a 25% relaxation of setbacks approved.

Please note the Pre-Release Condition:

PRE-RELEASE CONDITION(S):

*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 **March 15, 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 Geotechnical Report for Slope Stability by a qualified geotechnical engineer to the satisfaction of the Public Works Department.

This condition was satisfied and has been included within this package.



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 15, 2025

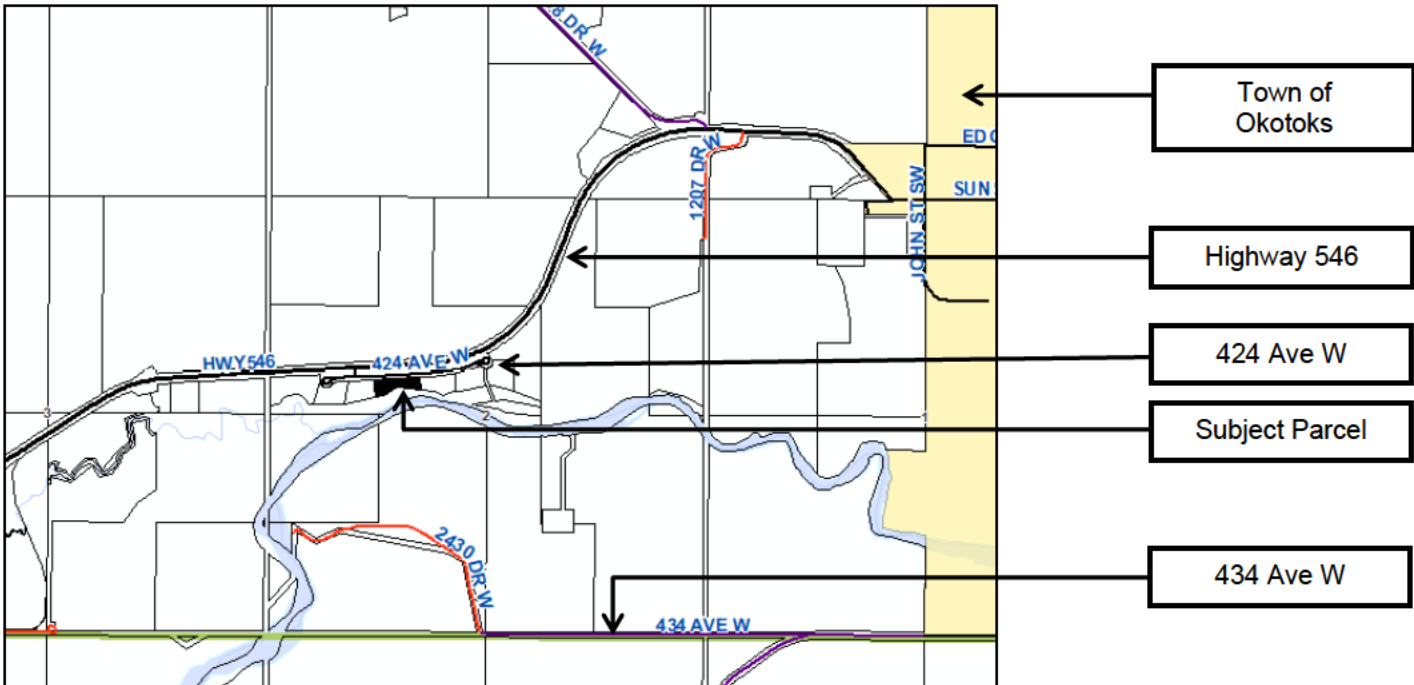
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 25D 236
LANDOWNER(S): ERICH GLASL
PROPOSAL DESCRIPTION: PROPOSED OVERSIZED ACCESSORY BUILDING WITH A RELAXATION OF SETBACKS
LEGAL DESCRIPTION: PLAN 9312546, LOT 4; PTN. NW 2-20-3 W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 1.95 acre Country Residential District parcel, located adjacent to and south of 424 Ave W, 30 m south of Highway 546, 23 m north of the Sheep River, and 1.9 km west of the Town of Okotoks.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of an Oversized Accessory Building +/- 958 sq. ft. (89 sq. m.) with a Relaxation of Setbacks on the subject parcel for personal use.

On a property of this size, the current Land Use Bylaw 60/2014 allows for a maximum of three (3) accessory buildings with a cumulative sized not to exceed 950 sq. ft. (88.26 sq. m.) accessory to the residence. In addition, permanent dwellings are permitted up to two private garages (attached or detached) up to a maximum of 1,200 sq. ft. (111.48 sq. m.).

The structure also requires a relaxation of setback approval. The Accessory Building is proposed to be located 11.25m (36.9 sq. ft.) at its closest point from the north property line, when it is required to be setback 15 m. Therefore, the applicant is seeking a 3.75 m or 25% relaxation of setbacks.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures, provided that the applicant can provide rationale as to why the proposed location is the most appropriate location for the proposed structure.

Oversized Accessory Building with a Relaxation of Setbacks is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of Proposed Oversized Accessory Building (+/- 958 sq. ft.) with a Relaxation of Setbacks, on the subject parcel being a portion of Plan 9312546, Lot 4; NW 2-20-3 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 condition, this approval allows for the development and use of Plan 9312546, Lot 4; NW 2-20-3 W5M for:

- a. Construction of one Oversized Personal Use Accessory Building being no larger than +/- 958 sq. ft. (89 sq. m.) to be located in accordance with the submitted and accepted Development Permit application in accordance with the professional reports as accepted by the County.

PRE-RELEASE CONDITION(S):

*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 **March 15, 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 Geotechnical Report for Slope Stability by a qualified geotechnical engineer to the satisfaction of the Public Works Department.

CONDITIONS OF APPROVAL:

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

- 1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
- 2. The applicant shall obtain all building, plumbing, gas, septic, and electrical permits and inspections from Foothills County to the discretion of the County’s Safety Codes Officer;
- 3. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

- 1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
- 2. Development shall comply with the requirements of the applicable Building, Safety and Fire Codes at all times;
- 3. The proposed accessory building shall not exceed a height, from grade to peak, of 10.67 meters (35 ft.) which is the maximum permitted within the Country Residential Land Use district;
- 4. No portion of the Accessory Building shall be used as a secondary dwelling nor is it to be used in association with any business, or for the purpose of storing business related materials; without first obtaining all necessary approvals from the County;
- 5. Providing variance for the oversize Accessory Building exhausts the area of permitted accessory buildings on a property of this size. As such, absolutely no additional accessory buildings are permitted on the subject property without first obtaining the necessary approvals through Foothills County. This includes any structure with a roof; such as, any tent, shelter, lean-to, shed, greenhouse, and/or any buildings with temporary foundations;
- 6. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
- 7. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
- 8. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
- 9. The applicants shall indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the Owner(s) arising from the use of the subject property;
- 10. 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;
- 11. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not 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 posted 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.