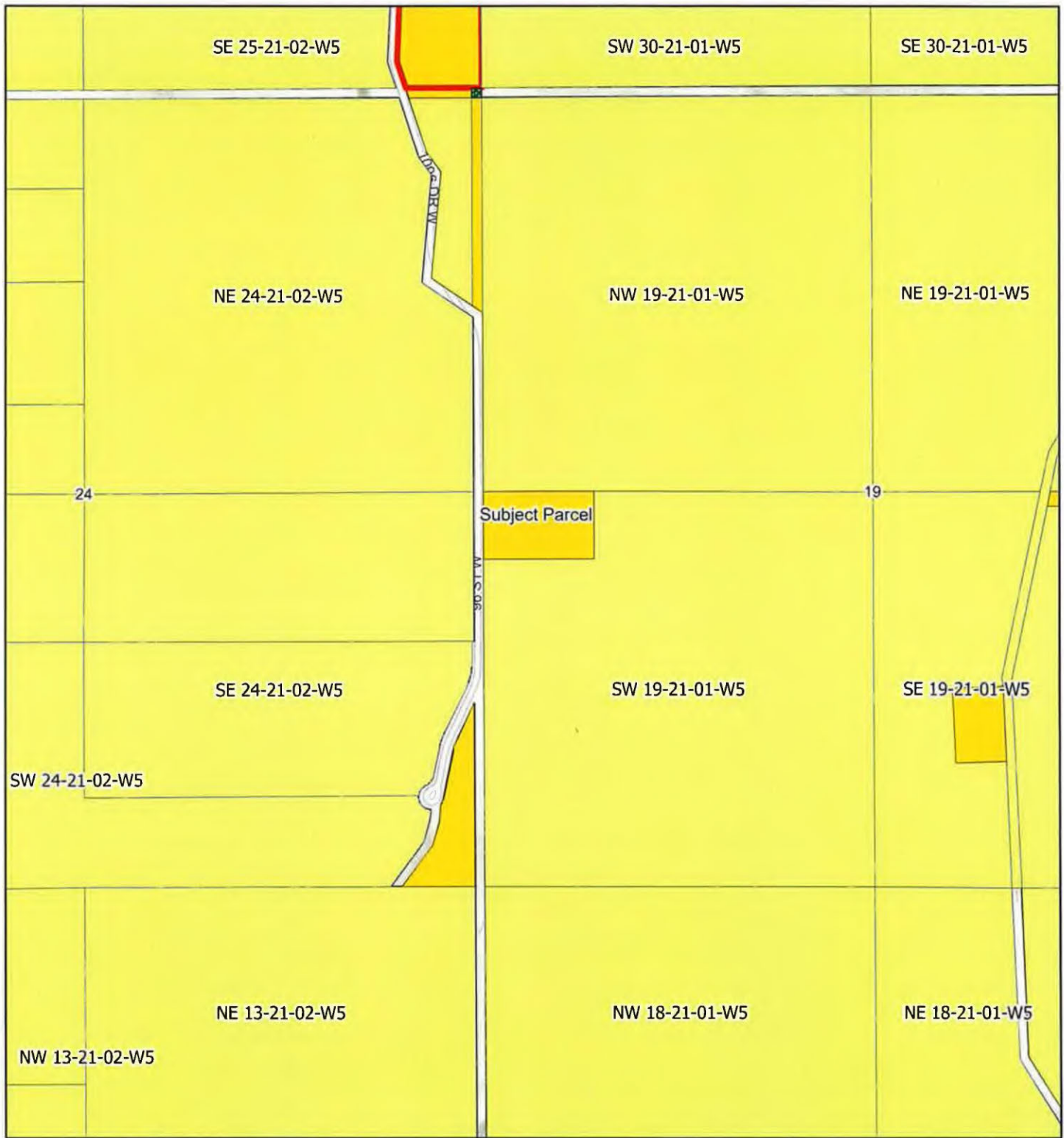


# SW 19-21-1 W5M; Plan 9411903 Lot 1



2026-08-19, 8:21:55 a.m.

## Land Use Districts

- A- Agricultural
- CR- Country Residential
- CRA- Country Residential Sub A

ER- Environmental Reserve

Parcels

World\_Hillshade



1:18,056  
0 0.07 0.15 0.3 mi  
0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

July 22, 2026

Kevin Dupuis &amp; Janine Devin-Lamontagne



Dear Sir/Madam:

**Re: Notice of Decision Re: Development Permit 25D 023**  
**Ptn: SW 19-21-1 W5M; Plan 9411903, Lot 1**  
**Lot Grading, Relaxation to Number of Accessory Buildings, Relaxation of Setbacks**

---

The above-noted development permit application has been approved subject to conditions (copy attached) and subject to a 21-day appeal period. 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).

The County will advertise the approval of this development permit application in two issues of the Western Wheel and circulate to area landowners (according to County records at this time) within the subject quarter section and for one half mile surrounding the subject property. Notices for Development Permit Decisions are also posted on the County website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be received **no later than August 13, 2026**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please use the enclosed 'Notice of Development Appeal' form. We will notify you if we receive appeals from other persons.

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

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

Yours truly,  
FOOTHILLS COUNTY

Stacey Kotlar  
Development Officer  
[stacey.kotlar@foothillscountyab.ca](mailto:stacey.kotlar@foothillscountyab.ca)  
(403) 603-6207

SK/sp  
Encl.



**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

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[www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca)[planning@foothillscountyab.ca](mailto:planning@foothillscountyab.ca)

July 22, 2026

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

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

**Development Permit Application File#:** 25D 023**Legal Description:** SW 19-21-01 W5M; Plan 9411903, Lot 1**Approval Description:** Lot Grading, Relaxation to Number of Accessory Buildings, Relaxation of Setbacks**Applicant/Owner** Kevin Dupuis & Janine Devin-Lamontagne (Owner)**Location:** Located adjacent to and east of 96 St W, 900 m west of and 1.6 km south of 266 Ave W.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than August 13, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

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

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

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

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

Yours truly,  
FOOTHILLS COUNTY

*Original Signed By...*

Stacey Kotlar  
Development Officer  
[stacey.kotlar@foothillscountyab.ca](mailto:stacey.kotlar@foothillscountyab.ca)  
(403) 603-6207

SK/sp

Encl. – Development Authority Decision



## **NOTICE OF DEVELOPMENT**

The following Development Permit has been approved subject to certain conditions and subject to a 21-day appeal period:

1. **Development Permit Application 25D 023**  
Ptn. SW 19-21-1 W5M; Plan 9411903, Lot 1  
Lot Grading, Relaxation to Number of Accessory Buildings, Relaxation of Setbacks to Existing Structures.  
*County Contact -Stacey Kotlar- Development Officer*
2. **Development Permit Application 26D 181**  
Ptn. NE 25-22-3 W5M; Plan 1512694, Block 3, Lot 1  
Relaxation of Setbacks to Existing Structures and Variance to Allowable Number of Accessory Buildings  
*County Contact -Theresa Chipchase- Development Officer*
3. **Development Permit Application 26D 135**  
Ptn. NW 23-18-27 W4M; Plan 9913265, Block 1  
Secondary Suite, Detached  
*County Contact -Kari Furnell- Development Officer*
4. **Development Permit Application 26D 159**  
Ptn. SW 23-22-2 W5M; Plan 0311885, Block 1, Lot 1  
Secondary Suite, Detached, Expansion of Existing Solar Power System, Private with a Relaxation of Setbacks  
*County Contact -Kari Furnell- Development Officer*
5. **Development Permit Application 26D 166**  
Ptn. SW 3-22-4 W5M; Plan 0210983, Block 3, Lot 9  
Relaxation of Setbacks to an Existing Structure  
*County Contact -Kari Furnell- Development Officer*

These Development Permit Decisions can be viewed on Foothills County's website at: <https://www.foothillscountyab.ca/development/land-development/development-permit-notice>. The Development Permit application files can be made available upon request. Should you wish to review a file or should you have any questions, please contact our Planning & Development Department at Telephone: (403) 652-2341 or Email: [Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca).

Pursuant to Section 685(2) of the Municipal Government Act, any person affected by these decisions may submit an appeal to the Subdivision and Development Appeal Board (SDAB) Clerk. Should you choose to submit an appeal, please complete the Notice of Development Appeal Form, which can be obtained from our website, [www.FoothillsCountyAB.ca](http://www.FoothillsCountyAB.ca) or emailed/faxed out upon request. Alternatively, you can submit a letter outlining your appeal, which must contain the following information:

- a. the Development Permit File Number (i.e., 25D 000) that you are appealing.
- b. detailed reasons for appealing; and
- c. your full name (printed and signature), legal description, mailing address, and phone number.

**Appeals must be received by the SDAB Clerk no later than 4:30 P.M. on Thursday August 13, 2026, and must be accompanied by a \$100.00 appeal fee.**

**SEND NOTICE OF DEVELOPMENT APPEAL FORM AND APPEAL FEE VIA:**

**Email (scanned pdf):** [appeals@foothillscountyab.ca](mailto:appeals@foothillscountyab.ca) or

**Fax:** 403-652-7880

- For email submissions, if you do not receive a reply email from our office confirming receipt of your submission, please contact the SDAB Clerk immediately (403) 603-6227.

**Appeal Forms can be submitted in-person at our office located at Foothills County, 309 Macleod Trail S, Box 5605, High River, AB, T1V 1M7**

Shelby Peters

Planning & Development Assistant

Original Dates of Publication: July 22<sup>nd</sup> and July 29<sup>th</sup> 2026





## DEVELOPMENT PERMIT DECISION

DATE OF DECISION: July 22<sup>nd</sup>, 2026

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

**APPLICATION FILE NUMBER:** 25D 023

**LANDOWNER(S):** KEVIN DUPUIS & JANNIE DEVIN-LAMONTAGNE

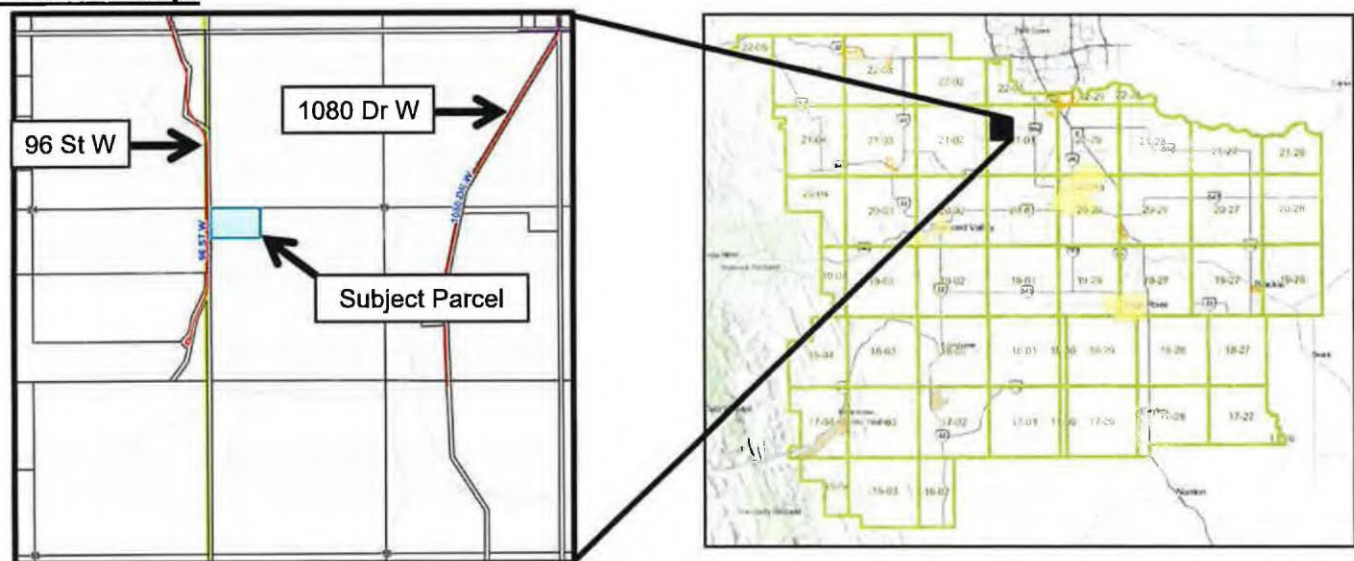
**PROPOSAL DESCRIPTION:** LOT GRADING, RELAXATION TO NUMBER OF ACCESSORY BUILDINGS, RELAXATION OF SETBACKS

**LEGAL DESCRIPTION:** PTN. SW 19-21-1 W5M; PLAN 9411903, LOT 1

### LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 7.76 acre Country Residential District parcel, located adjacent to and east of 96 St W, 900 m west of and 1.6 km south of 266 Ave W.

#### Location Map:



### INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the existing Lot Grading, that created a dirtbike track, to remain on the subject parcel. The applicant has submitted an engineer's report, dated Feb 18, 2026, prepared by Western Plains Geomatics and signed by Dennis Regan P.Eng.

**LOT GRADING** means any work, operation or activity that results in a disturbance of the earth including the removal of top soil or borrow, borrow pits, berming, excavating, trenching, backfilling, filling, land leveling, recontouring, and grading other than for building purposes. A Development Permit is required for relocating soils from lands outside of the County.

Additionally, the application requests a relaxation for the number of existing accessory buildings on the subject parcel. The submitted and accepted site plan illustrates that there are a total of eight (8) accessory buildings, in addition to the Oversized Detached Garage, with a total cumulative size of 1,772 sq. ft. (164.62 sq. m.).

Section 4.2.7.1 of the Foothills County Land Use Bylaw 60/2014 allows a property of 7.76 acres to have a total of four (4) personal use accessory buildings not to exceed 3,500 sq. ft. (325.2 sq. m.) While the development is within the cumulative size, it exceeds the maximum accessory buildings allowed under the land Use Bylaw.

Lastly, the application requests relaxation of setbacks for existing structures on the subject parcel. The submitted Real Property Report shows that the location of the Oversized Detached Garage, 2 Greenhouses, Chicken Coop, and 1 Animal Shelter do not comply with the Foothills County setbacks as outlined within Section 13.1.7.3 of the Land Use Bylaw 60/2014.

The following will require approval:

- Oversized Detached Garage is located 11.08 m from the north property line, where the setback is required to be 15m. This Oversized Garage was provided approval under Development Permit 04D 036, however, was built closer than the approved setback which is why an additional



setback approval is required. The applicant is seeking a 3.92 m or 26.13% relaxation of setbacks for this accessory building from the side yard;

- Greenhouse (11.21 x 4.86) is located 10.30 m from the north property line, where the setback is required to be 15 m. Therefore, the applicant is seeking a 4.7 m or 31.33% relaxation of setbacks for this accessory building from the side yard;
- Greenhouse (11.30 x 6.88) is located 10.27 m from the north property line, where the setback is required to be 15 m. Therefore, the applicant is seeking a 4.73 m or 31.53% relaxation of setbacks for this accessory building from the side yard;
- Chicken Coop (3.68 x 2.46) is located 8.39 m from the north property line, where the setback is required to be 15m. Therefore, the applicant is seeking a 6.61 m or 44.10% relaxation of setbacks for this accessory building from the side yard;
- Animal Shelter (2.16 x 2.16) is located 10.86 m from the north property line, where the setback is required to be 15m. Therefore, the applicant is seeking a 4.14 m or 27.6% relaxation of setbacks for this accessory building from the side yard;

Lot Grading, Relaxation to Number of Accessory Buildings and 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 Lot Grading, Relaxation to the Number of Accessory Buildings and Relaxation of Setbacks, on the subject parcel being a portion of SW 19-21-1 W5M; Plan 9411903, Lot 1 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 a portion of SW 19-21-1 W5M; Plan 9411903, Lot 1 for:

- a. Existing Lot Grading as identified within the attached plan *Existing Ground Shots Site Plan* by Western Plains Geomatics, signed by Dennis Regan P.Eng., on February 18, 2026, and accepted by the County;
- b. The following existing eight (8) Accessory Buildings, with a cumulative size of 1,772 sq. ft. (164.62 sq. m.) are permitted to remain on the subject property, as depicted on the accepted site plan:
  - i. Greenhouse (11.21 x 4.86)
  - ii. Greenhouse (11.30 x 6.88)
  - iii. Chicken Coop (3.68 x 2.46)
  - iv. Five (5) Animal Shelters
- c. Relaxation of setbacks to the following:
  - i. Oversized Detached Garage is permitted to remain no closer than 11.08 m from the north property line, as depicted on the accepted Site Plan;
  - ii. Greenhouse (11.21 x 4.86) is permitted to remain no closer than 10.30 m from the north property line, as depicted on the accepted Site Plan;
  - iii. Greenhouse (11.30 x 6.88) is permitted to remain no closer than 10.27 m from the north property line, as depicted on the accepted Site Plan;
  - iv. Chicken Coop (3.68 x 2.46) is permitted to remain no closer than 8.39 m from the north property line, as depicted on the accepted Site Plan;
  - v. Animal Shelter (2.16 x 2.16) is permitted to remain no closer than 10.86 m from the north property line, as depicted on the accepted Site Plan.

#### **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 **Dec 22, 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 is to wholly remove from the subject property the Moveable Shed to the satisfaction of the Development Authority.

#### **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 first been obtained;**
2. This permit is in addition to the previously issued permit, 04D 036, granting approval for an Oversized Garage, this permit shall replace Relaxation of Setbacks approval issued under this permit.

#### **ADVISORY REQUIREMENTS:**

*The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.*

1. All structures on this parcel are to be used for personal use only and shall not be used in association with any business, or for the purpose of storing business-related materials, without first obtaining all necessary approvals from Foothills County;
2. The applicant shall maintain the property in accordance with the submitted plans in order to ensure that adverse impacts on area lands are avoided;
3. All future structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property;
4. The landowners indemnify and hold harmless the County against the cost of any claims or actions, or awards for loss or damage to the owner, arising from soils being relocated to/on this property;
5. 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;
6. 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 or submission of the executed appeal notification period waiver; 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 circulated to area landowners (according to County Records at this time) within the subject quarter-section and for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Sections 685(1) and 685(3) 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.



# Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County

www.foothillscountyab.ca

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

**THIS IS NOT A BUILDING PERMIT.** Construction practices and standards of construction of any building or any structure authorized by this Development Permit must be in accordance with the Building Bylaw. An application must be made for a Building Permit under the requirements of the Building Bylaw and a Permit must be secured before any work or construction on any building may commence or proceed.

## FOR OFFICE USE ONLY

Fee Submitted: \$ 500.00

Application No: 25D023

Receipt No.: 432546

Tax Roll No: 2101192510

Date Received:

Date Deemed Complete: Jan 29 2025

## PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Jannir Devin-Lamontagne / Kevin Dupuis

Email:

Applicant:

Telephone:

Legal Land Description: Plan 9411903, Block \_\_\_\_\_, Lot 1, LSD \_\_\_\_\_, Quarter S/W, Section 19, Township 21, Range 1, West of the 5 Meridian.

Registered Owner of Land: Jannir Devin-Lamontagne / Kevin Dupuis

Registered:

Email:

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.

We want to build a private recreational dirtbike track for our own use.

We are not digging onto the top soil, we are bringing dirt to build the proposed track layout.

+ Sea-Can

+ Relaxation to # of accessory buildings.

+ Relaxation of Setbacks.



### PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 7.76 Acres

Size Of Proposed Building: \_\_\_\_\_ Height: \_\_\_\_\_

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

Utilities Presently On Site: Gas, Electricity, water

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

Utilities Proposed: \_\_\_\_\_

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.):

Plot Plan  
Proposed dirtbike plan

Estimated Date of Commencement: April 2025 Estimated Date of Completion: April 2025

I, Jannie Devin-Lamontagne

hereby certify that I am:

☒ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: December 15, 2024 purchase June 2023

#### 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.

December 15, 2024

Date

Signature of Owner or Authorized Agent

**FOR OFFICE USE ONLY**

1. Land use district: \_\_\_\_\_
2. Listed as a permitted/discretionary use: \_\_\_\_\_
3. Meets setbacks: \_\_\_\_\_ Yes \_\_\_\_\_ No If "NO", deficient in \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
4. Other information: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PART 5 DECISION**

Date of Decision: \_\_\_\_\_ Date Application Accepted: \_\_\_\_\_

This Development Permit Application is:

- ☐ APPROVED
- ☐ APPROVED subject to the attached conditions
- ☐ REFUSED for the attached reasons

Notice of Decision Advertised: \_\_\_\_\_

Date of Issuance of Development Permit: \_\_\_\_\_

\_\_\_\_\_  
 Development Officer

**NOTE:** Development must commence within 12 months of the date of the Date of Issuance of the Permit and be completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.



A site plan (can be hand drawn) showing:

- ☐ the entire parcel; ATTACHED
- ☐ north at the top of the page; ATTACHED
- ☐ identify and show all existing structures with measurements from the same, in feet or metres, to all parcel lines; ATTACHED
- ☐ identify and show the area intended for the items listed within the Lot Grading definition with dimensions and measurements to all parcel lines, clearly identifying where water is proposed to enter and exit. ATTACHED
- ☐ show all existing wells, septic tanks, disposal fields, dugouts/ponds on the parcel. ATTACHED
- ☐ Unless otherwise stated, the applicant must obtain a Professional Engineer's stamped design with respect to Lot Grading, showing elevations, and will need to include the effects this will have on adjacent properties with respect to drainage. This analysis WILL be required for changing of any existing drainage pattern. ATTACHED
- ☐ Construction of slopes greater 15% must be accommodated by slope stability report by certified Geotechnical Engineer.
- ☐ Existing conditions of the land including topography, vegetation, surface drainage patterns, and water courses. THERE IS NO WATER POOLING ON THIS PROPRIETY
- ☐ The type of lot grading activity proposed including: DIRTBIKE
- ☐ Proposed grade elevations and all over disturbed areas; ATTACHED
- ☐ Proposed surface drainage patterns; WE ARE NOT MODIFYING THE DRAINAGE
- ☐ Amount of topsoil to be removed and replaced; TOP SOIL HASN'T BEEN CHANGED
- ☐ Amount of clay cut and/or fill. 50 loads
- ☐ Any impact on existing drainage in terms of volume and flow rate. NO
- ☐ Proposed access, haul routes and haul activities; 96 St W
- ☐ Proposals for preventing nuisance from dust; REGULAR WATER MAINTENANCE
- ☐ A reclamation plan that includes measures for controlling erosion and sediment, vegetation, weeds, etc.; and WE ARE GROOMING IN A REGULAR BASES THE AREA AND THE RIDING WILL ALSO CONTROL THE WEEDS
- ☐ The costs required to reclaim the property. LEVELING THE DIRT \$1,500.00

3. Description of the need for this Sea-can, what is it planned to be used for in its entirety. **Used to build the jump**

4. Description, drawings and/or pictures showing the exterior finish of the Sea-can and the screening that is proposed to be used to screen the Sea-can from neighbours. **Its part of the track**

5. A timeline that the screening and exterior finish will be completed. Will dirt siding be an answer!

6. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented, can be shown on the site plan. **96St W**

7. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary. **N/A**

8. Are there any materials being brought in from other sites for fill (i.e. clay, dirt, etc.) and please give a detailed explanation as to where it is going how much of an area is to be built up, is it a wetland area, etc. Where is the material coming from, and what roads and types of trucks will be used to haul the material to the site. **40 yard dump truck**



N.W. 1/4 Sec. 19-TWP. 21-RGE. 1-W. 5th M.

4p.  
24  
50"

269°  
20.12

50'  
228.60

11.71  
11.68

20"

154.56

177.36

21.07

37.78

See Detail

Lot 1  
Plan 941 1903

Proposed  
Dirtbike  
area

92.25

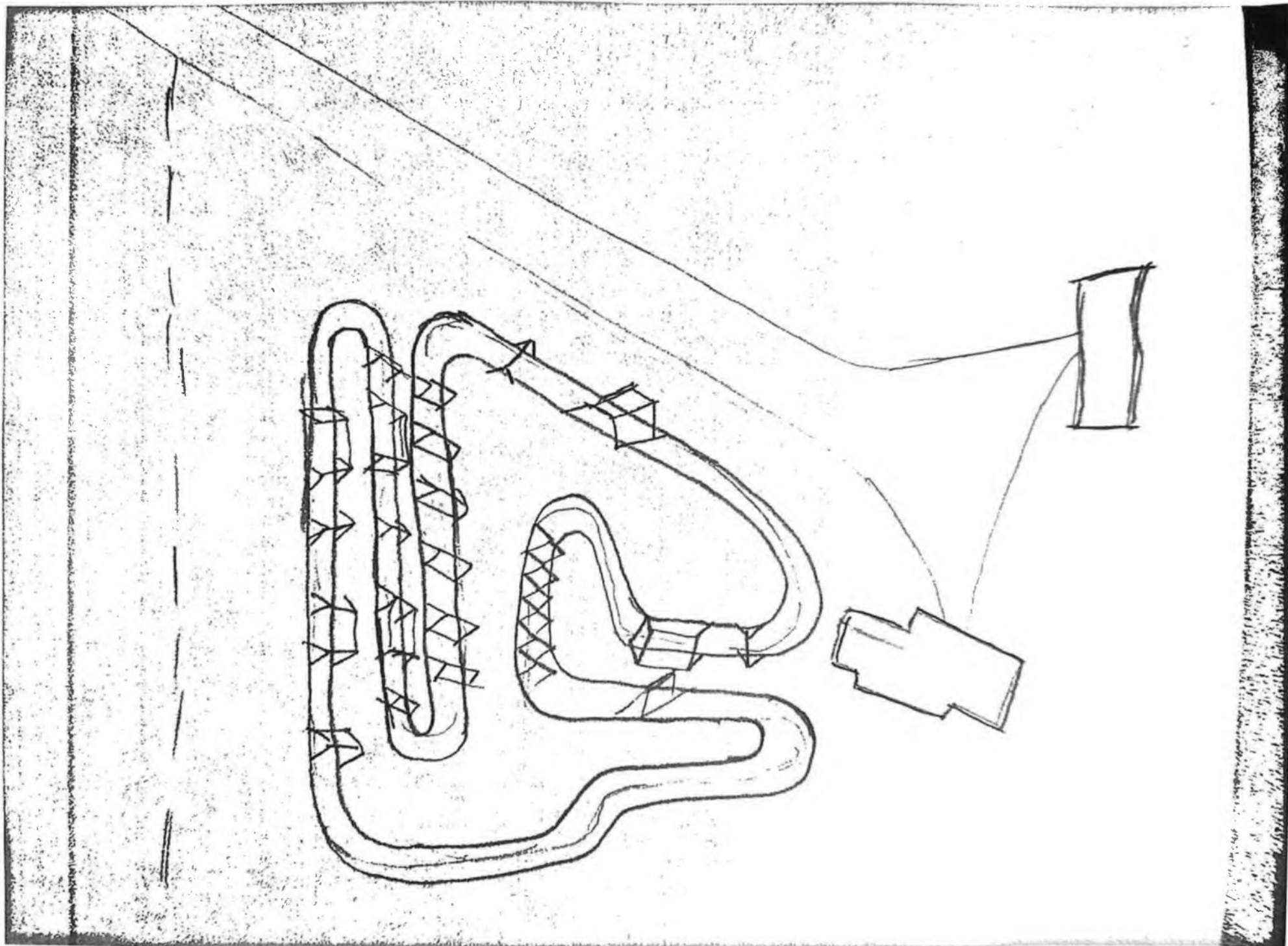
Access Road

228.60  
89° 53' 50"

137.39  
179° 53' 50"

96th Street W 359° 53' 50"  
137.16

S.W. 1/4 Sec. 19-



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



**Western Plains Geomatics**  
PROFESSIONAL LAND SURVEYORS  
Calgary, Alberta Phone 403.831.7030  
westernplains.ca

Western Plains Geomatics Corp.  
PO Box 15026 Aspenwoods  
Calgary, Alberta, T3H 0N8

To: Kevin Dupuis and Jannie Devin-Lamontagne

Re:

Attention: Kevin Dupuis and Jannie Devin-Lamontagne

Legal Description: Lot 1  
Descriptive Plan  
941 1903  
("the Property")

Date of Survey: January 22 & 23, 2025

Date of Title Search: January 24, 2025

Title No.: 231 235 527

Registered Owner(s): Kevin Dupuis and Jannie Devin-Lamontagne

Registered instrument(s) affecting the extent of property:  
Reg. No. N/A

## Alberta Land Surveyor's Certification:

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice and registered easements and rights-of-way affecting the extent of the title to the property.
2. the improvements are entirely within the boundaries of the property unless otherwise noted;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property unless otherwise noted; and;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of property unless otherwise noted.

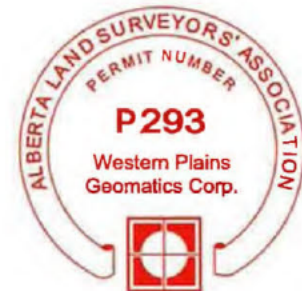
## Purpose of Report:

This report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents for the purpose of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries because of the risk of misinterpretation or measurement error by the user.

The information shown on this report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

This document is not valid unless it bears an original signature (in blue ink) and a Western Plains Geomatics Corp. permit stamp (in red ink).

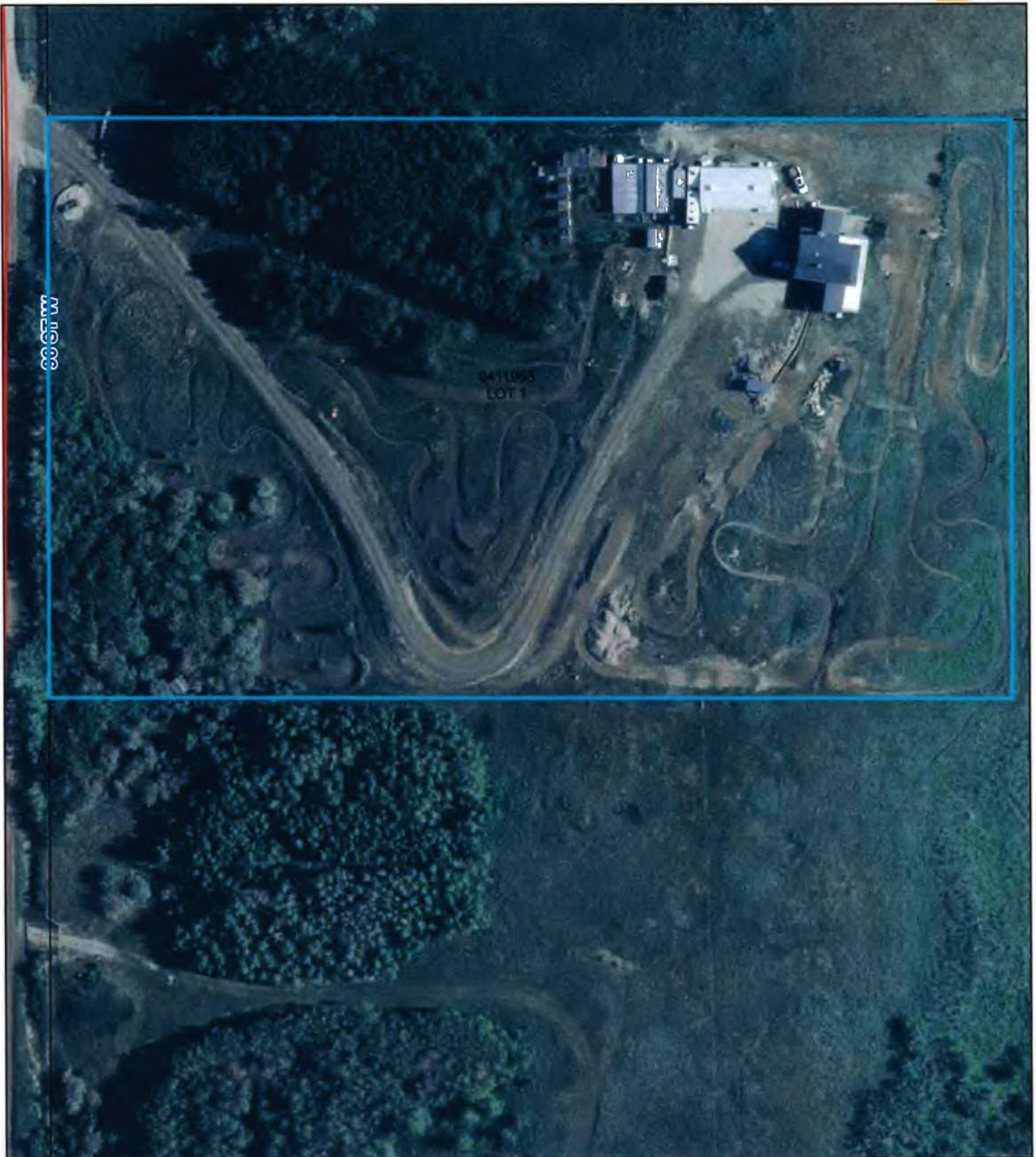


Dated at Calgary, Alberta  
This 26 day of January, 2025

Alberta Land Surveyor

Dennis E. Regan, A.L.S.  
(copyright reserved)







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 162 263           9411903;;1           231 235 527

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9411903  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 3.14 HECTARES (7.76 ACRES) MORE OR LESS

ATS REFERENCE: 5;1;21;19;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 111 189 247

| REGISTERED OWNER(S) |            |                  |             |                 |
|---------------------|------------|------------------|-------------|-----------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE       | CONSIDERATION   |
| 231 235 527         | 09/08/2023 | TRANSFER OF LAND | \$1,325,000 | CASH & MORTGAGE |

OWNERS

KEVIN DUPUIS

AND

JANNIE DEVIN-LAMONTAGNE

BOTH OF:

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION |              |                                                                            |
|--------------|--------------|----------------------------------------------------------------------------|
| NUMBER       | DATE (D/M/Y) | PARTICULARS                                                                |
| 231 235 528  | 09/08/2023   | MORTGAGE<br>MORTGAGEE - ROYAL BANK OF CANADA.<br>10 YORK MILLS RD, 3RD FLR |

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 231 235 527

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS |
|------------------------|--------------|-------------|
|------------------------|--------------|-------------|

TORONTO  
ONTARIO M2P0A2  
ORIGINAL PRINCIPAL AMOUNT: \$1,325,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF  
JANUARY, 2025 AT 09:13 A.M.

ORDER NUMBER: 52742666

CUSTOMER FILE NUMBER: AS\_Planning



\*END OF CERTIFICATE\*

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

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



## Alison Schori

---

**From:** FC\_Planning <Planning@foothillscountyab.ca>  
**Sent:** January 30, 2025 9:29 AM  
**To:** [REDACTED]  
**Cc:** Stacey Kotlar  
**Subject:** Notice of Complete Application – Development Permit 25D 023

Good morning,

**Re: Notice of Complete Application – Development Permit 25D 023**  
**Ptn: SW 19-21-01 W5M; Plan 9411903, Lot 1**  
**Lot grading**

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 January 29, 2025

**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](mailto:Stacey.Kotlar@foothillscountyab.ca).

Regards,

**Foothills County**  
**Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto: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](http://www.foothillscountyab.ca)



**PLANNING & DEVELOPMENT CIRCULATION**  
**PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE**

|                                                                                              |                                                             |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>FILE NUMBER:</b><br>25D 023                                                               | <b>LANDOWNER:</b><br>Jannie Devin-Lamontagne & Kevin Dupuis |
| <b>FILE MANAGER:</b><br>Stacey Kotlar                                                        | <b>AGENT:</b>                                               |
| <b>CURRENT LAND USE:</b><br>CR                                                               | <b>PROPOSED LAND USE:</b>                                   |
| <b>LEGAL DESCRIPTION:</b> Plan 9411903, Lot 1; SW 19-21-1 W5M                                |                                                             |
| <b>MUNICIPAL ADDRESS:</b><br>[REDACTED]                                                      |                                                             |
| <b>ROLL NUMBER:</b><br>2101192510                                                            |                                                             |
| <b>DATE REFERRED:</b> Feb 26, 2025                                                           |                                                             |
| <b>PROPOSAL:</b> Lot Grading for a private recreational dirtbike track for personal use      |                                                             |
| Also a Small Sea-can as part of the track. Relaxation of # of Acc.Build & Relax of setbacks. |                                                             |

**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:**

Please note that within the track is a Sea-can "to create a jump". This Sea-can will be "screened" with dirt siding.

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**PUBLIC WORKS RECOMMENDATIONS:**

**SUGGESTED CONDITIONS FOR CONSIDERATION:**

|                                      |                                                                           |
|--------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Proposed    | <input type="checkbox"/> Balance                                          |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |
| <input type="checkbox"/> Redes/Amend | <input type="checkbox"/> Subdivision <input type="checkbox"/> Development |

**ADDITIONAL ROAD WIDENING REQUIRED:**

☒ No ☐ Caveat ☐ Survey Out

Amount \_\_\_\_\_m      Location of Widening Required: ☐ N ☐ E ☐ S ☐ W

Other: \_\_\_\_\_

☒ No ☐ Caveat ☐ Survey Out

Amount \_\_\_\_\_m      Location of Widening Required: ☐ N ☐ E ☐ S ☐ W

Other: \_\_\_\_\_

See reverse side.....

**RECOMMENDATIONS ON APPROACH REQUIREMENTS:**

Number of new approaches and/or existing approaches requiring upgrades: \_\_\_\_\_

Recommendations: \_\_\_\_\_

No changes proposed or required

**RECOMMENDATIONS REGARDING INFRASTRUCTURE:**

In terms of the track construction, natural drainage paths must be maintained as significant drainage problems can result if not considered. The track should be graded such that existing drainage is not altered. If necessary, a culvert should be installed through the track.

Hauling in of material to build the track will require a Road Use Agreement for County roads being used. 50 loads are noted within the circulation file, RUA is required for greater than 10 loads or more than 7 days of continuous hauling.

Advisory comments only - seacan being buried to build a jump

- If any utilities are to be ran to it permits are required

- Recommend waterproofing of the seacan to prevent deterioration of metal from being buried

**ROAD REQUIREMENTS / LIMITATIONS:**

- |                                                   |                                         |                                        |
|---------------------------------------------------|-----------------------------------------|----------------------------------------|
| <input type="radio"/> Road Ban on road            | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input type="radio"/> Load Restricted Bridge      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| <input type="radio"/> Road Use Agreement Required | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |

Road comments and requirements: \_\_\_\_\_

Road Use Agreement may be required, pending confirmation on plans for hauling material to the property.

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

☐ Yes\*      ☒ No

\*If Yes – Number of Pages: \_\_\_\_\_

Date Reviewed: March 26 2025

Reviewer: Patrick Antle

Signature: 



## **9.16 LOT DIMENSIONS**

- 9.16.1 No Development Permit shall be issued for any development on a lot the area or width of which is less than the minimum prescribed for the District in which the Lot is located, except that a lot of separate record in the Land Titles Office, existing at the date of the passing of this Bylaw, containing less than the required minimum area or width may be used subject to the discretion of the Development Authority if all other requirements of this Bylaw are observed.
- 9.16.2 Whenever it is intended to use two or more abutting lots described within existing Certificates of Title to form a larger area of land for the purpose of carrying out a development thereon, the larger area so formed shall be used in the determination of the lot area, and the boundaries of the larger area so formed shall be used in the determination of the lot width, lot depth and setback requirements prescribed for the District in which the larger area so formed is located. A Development Permit shall not be issued until assurance satisfactory to the Development Authority is given by appropriate agreement or otherwise, that the individual lots forming part of the larger area will not be subdivided and will not be used for any other purpose for so long as the proposed development is carried out on the larger area so formed.

## **9.17 LOT GRADING AND DRAINAGE**

- 9.17.1 Section 4.2.1 of this bylaw outlines all provisions where no Development Permit is required for the construction of lot grading and drainage. All other instances are considered requiring a Development Permit. It is the landowner's responsibility to ensure that they have obtained all necessary permits.
- 9.17.2 The regulations contained within this subsection are intended to apply primarily to those situations where lot grading is proposed.
- a. Independent of, or prior to, approved Development Permit on the same parcel.
  - b. Independent of, or prior to, a signed development agreement between the owner/developer and the County; or
  - c. Independent of, or prior to an approved resource extraction use on the same parcel.
- 9.17.3 The Approving Authority may require, as a condition of a Development Permit, redesignation, land use amendment, or subdivision, that a developer submit a lot grading and/or drainage or Storm water management plan.
- 9.17.4 Unless lot grading is part of a signed development agreement, every application for lot grading is considered a Discretionary Use within the designated land use district of this Bylaw which affects the subject land and shall require a Development Permit unless exempted from a Development Permit under Section 4.2.1 "No Development Permit Required".
- 9.17.5 An application for Development Permit with respect to lot grading shall, in addition to the information requirements of Section 4.3 and Section 4.4, include engineered plans and a written description of the proposal describing:
- a. The location and dimensions of the proposed disturbed area.
  - b. Existing conditions of the land including topography, vegetation, surface drainage patterns, and water courses.

- c. The type of lot grading activity proposed including:
    - i. Proposed grade elevations all over disturbed areas.
    - ii. Proposed surface drainage patterns.
    - iii. Amount of topsoil to be removed and replaced.
    - iv. Amount off clay cut and/or fill.
  - d. Any impact on existing drainage in terms of volume and flow rate.
  - e. Engineering analysis will be required for changing of existing drainage pattern.
  - f. Proposed access, haul routes and haul activities.
  - g. Proposals for preventing nuisance from dust.
  - h. A reclamation plan that includes measures for controlling erosion and sediment, vegetation, weeds, etc.; and
  - i. The costs required to reclaim the property.
- 9.17.6 All lot grading shall, to the extent practical, retain the natural contour of the land, minimize the necessity to use retaining walls or any other controlling structure and ensure positive drainage to appropriate receiving water courses. If a person alters the lot drainage on a property so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighboring properties.
- 9.17.7 Where, in the process of an approved development, areas require lot grading, the topsoil shall be removed before work commences and replaced following the completion of the work.
- 9.17.8 Borrow areas may be allowed in any land use district provided that:
- a. A Development Permit has been issued for lot grading.
  - b. The excavated material is used as fill in a development within the County or an adjacent County for development that has been approved by that County.
  - c. The maximum area of excavation does not exceed 8 ha; the maximum amount of material to be removed from the site does not exceed 40,000 m<sup>3</sup> and the excavated material does not contain sand or gravel.
  - d. There is no impact on water flows to or from adjacent lands.
  - e. A reclamation plan has been prepared for the site, to the satisfaction of the Approving Authority in consultation with the Municipal Engineer; and
  - f. The time from commencement of excavation to completion of reclamation does not exceed 120 days.
- 9.17.9 A Development Permit shall be required for any berm that exceeds 1m (3.28 ft.) in height and shall be subject to no impact on existing drainage. The berm shall be located and landscaped to the satisfaction of the Director of Public Works and Engineering.
- 9.17.10 A Development Permit shall be required for relocating topsoil from one property to another in the County or from lands outside of the County except where it is in accordance with an executed Development Agreement or exempted under Section 4.2.1 of this Bylaw.

- 9.17.11 On applications for Development Permit for the placing of topsoil on a property in accordance with Section 9.17.10, the Development Authority, may require the following:
- a. an executed Development Agreement, and/or
  - b. a Road Use Agreement to the satisfaction of the County's Public Works department or written confirmation from the County that a Road Use Agreement is not required; and
  - c. An approved engineered Lot Drainage Plan to the satisfaction of the County's Public Works Department.
- 9.17.12 The Development Authority may require the applicant of a proposed development to provide landscaped screening of large stockpile areas in accordance with the "Screening Standards". The Development Authority will use their discretion when accepting applications and imposing conditions on approvals, in determining if the screening standards apply and to what extent.

*Additional information and provisions that pertain to lot grading can be found in Section 9.14 "Landscaping, Fencing, and Screening"; and Section 9.18 "Man-made Water Bodies".*

## **9.18 MAN MADE WATER BODIES**

- 9.18.1 A Development Permit is required for the construction of man-made water bodies except where exempt from getting a Development Permit under Section 4.2.1 "No Development Permit Required" of this bylaw.
- 9.18.2 An application for a Development Permit shall be obtained through the County with respect to a dugout/private dam when a parcel is less than 21 acres or on a parcel over 21 acres, when it is being used for purposes other than agriculture, general use.
- 9.18.3 Some dugouts/private dams require licences and approvals under the Water Act in addition to Municipal requirements. It is the landowner's responsibility to consult with Alberta Environment on application approvals and license requirements.
- 9.18.4 Dugouts/private dams shall:
- a. Be located a minimum of 30m (98.43 ft.) from centerline of any Municipal Road to the top of the bank.
  - b. Be located a minimum of 25m (82.02 ft.) from the center of any Secondary Highway to the top of bank.
  - c. Be a minimum of 40m (131.23 ft.) from the ultimate right of way of any Primary Highway to the top of bank; and
  - d. Not encroach upon, or affect, any watercourse or drainage easement.
- 9.18.5 Dugouts/private dam should be located in accordance with the recommended setbacks set out by Alberta Agriculture, Food & Rural Development as per their latest revision/amendment. It is the landowner and/or developers' responsibility to check with Alberta Agriculture, Food & Rural Development, and other applicable government departments for current regulations.
- 9.18.6 Landowners and/or developers are responsible to enquire about and comply with all necessary regulations and licensing requirements through provincial bodies such as Alberta Environment when developing any man-made water body or enhancing existing feature. Exemption from the requirement for a municipal approval does not exempt the landowner and/or developer from the necessary Provincial approvals.



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

## **Foothills County Land Use Bylaw |**

| <b>13.1.4 PERMITTED USES</b> | <b>13.1.5 DISCRETIONARY USES</b>                                                                                                                          |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | Solar Power System, Private requiring a Development Permit<br>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.



**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 m<sup>2</sup> (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);**



- 13.1.8.3 Side yard setback: 1.5m (4.92 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.4 Rear yard setback: Principal Building - 8m (26.25 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;
- 13.1.8.5 Rear yard setback: Accessory Building - 1m (3.28 ft) from Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres.

**Sirroco:**

- 13.1.8.6 For the following properties within the Sirroco Area Structure Plan: Plan 1311328, Block 1, Lot 6-9, Plan 1311328, Block 2, Lot 1, and Plan 1311328, Block 3, Lot 1:
- Front yard setback: 5m (16.4 ft.) from the property line;
  - Side yard setback: 1.5m (4.92 ft.) from the property line;
  - Rear yard setback: 8m (26.25 ft.) from the property line for the principle building and 1m (3.28 ft.) from the property line for any accessory building;

**Mazzepa:**

- 13.1.8.7 For the following properties in Mazeppa:

**Plan 7893FT, Block A, S  $\frac{1}{2}$  and N  $\frac{1}{2}$  (1.38 acres)**

**Front yard setback:**

- 4m (13.12 ft) from the right of way of the municipal road on the west side;
- 15m to the right of way of a municipal road on south side;

**Side yard setback:** 1.5m (4.92 ft.) from the property line;

**Rear yard setback:**

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

**Plan 4098EL, Block 1, Lot 2 and Lot 3 & Plan 4098EL Lot 1, (0.35 acres)**

**Front yard setback:** 4m (13.12 ft) from the property line;

**Side yard setback:** 1.5m (4.92 ft.) from the property line;

**Rear yard setback:**

- 8m (26.25ft.) from the property line for the principal building;
- 1m (3.28 ft.) from the property line for any accessory building.

**Plan 9610255, Lot 4 all within NW 30-19-27-W4 (2.57 acres – 34m strip):**

**Front yard setback:** 15m (49.21 ft) from the property line;

**Side yard setback:** 1.5m (4.92 ft.) from the property line;

**Rear yard setback:** 15m (49.21 ft.) from the property line.

**NW 30-19-27-W4 (14.06 acres)**

**Front yard setback:** 15m (49.21 ft) from the property line;









# Compiled Site Plan

NW 1/4 Sec 19-21-1-W5thM

37°51'55"  
20.12

Fence  
3.53 North of  
Property Corner

87°51'55"  
228.60

5.88

Water  
Well

120.67

10.86  
8.39  
10.27

66.02

57.60

121.00

177.41

SEE  
YARD DETAIL

Septic  
Tanks

31.19

29.66

Road Allowance 96 Street West  
357°48'45"  
137.16

66.62

Cistern  
Tank

Lot 1  
Plan 941 1903

67.02

Moveable  
Shed  
0.25 Eaves

28.35

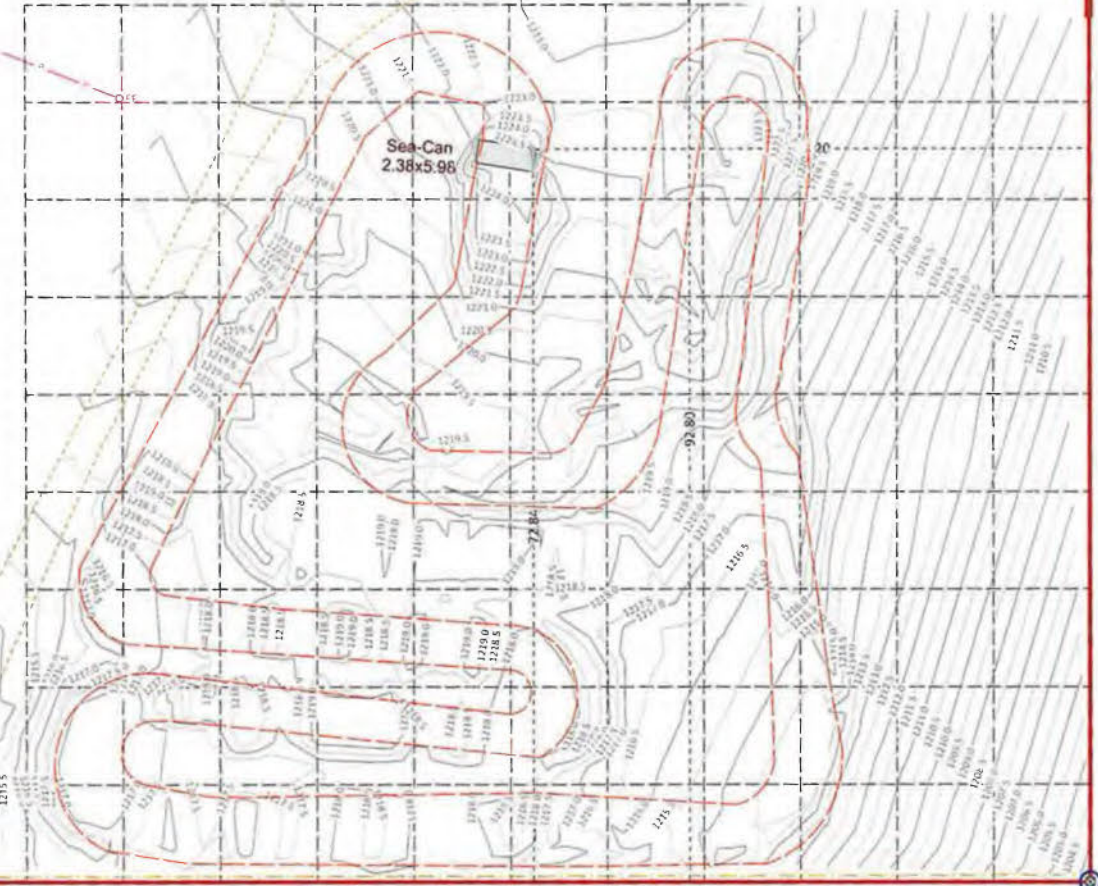
8.49

Gravel  
Driveway

22  
07°51'55"

22

80.0  
70.0  
60.0  
50.0  
40.0  
30.0  
20.0  
10.0  
0.0





ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



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PROFESSIONAL LAND SURVEYORS  
Calgary, Alberta Phone 403.831.7030  
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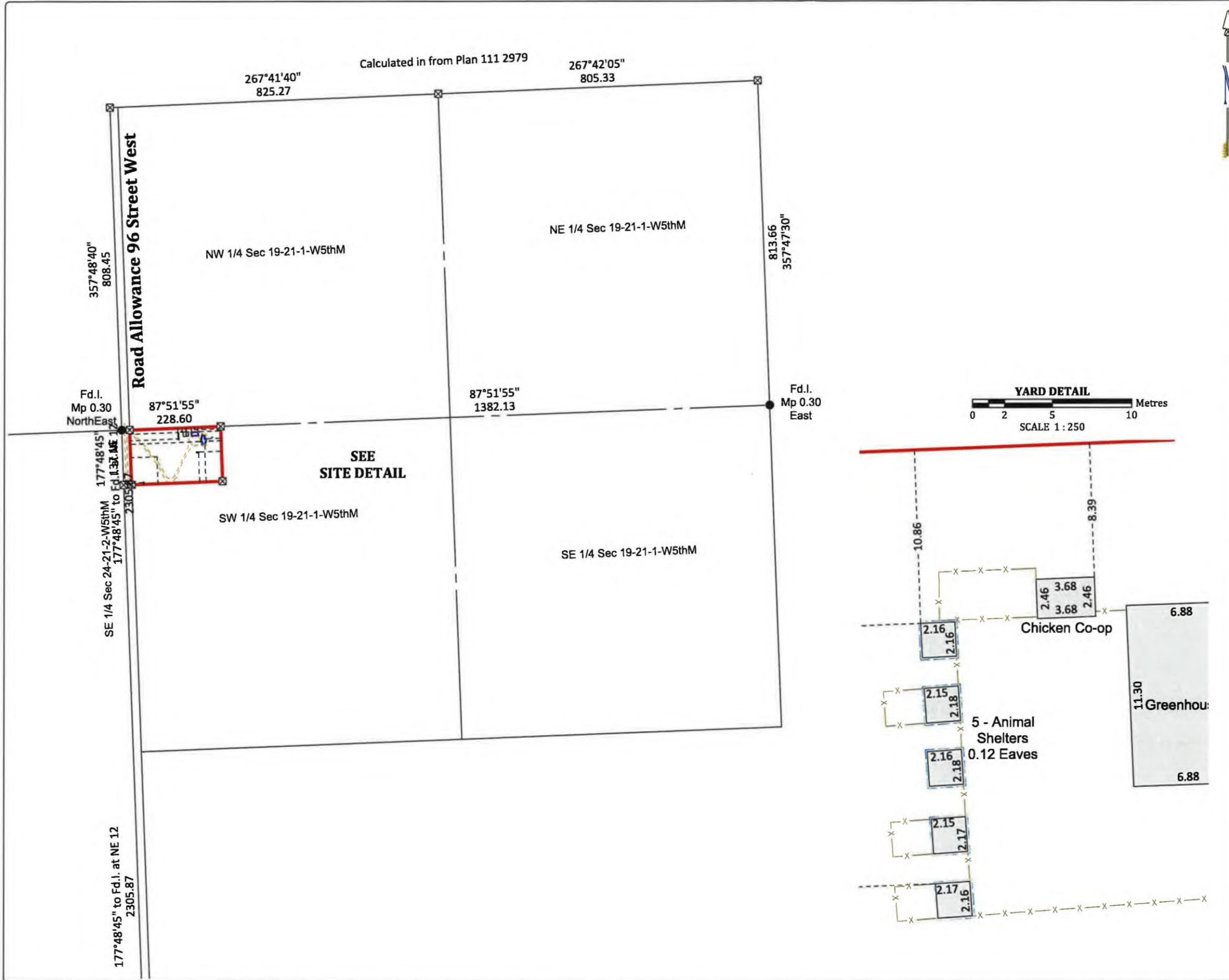
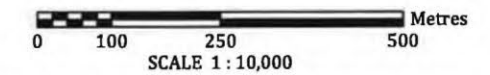
NOTES

This plan is page 2 of a Real Property Report and is invalid if it is detached from page 1, 3 or 4.

- > The dimensions shown relate to distances from property boundaries to foundation walls unless otherwise noted.
- > Fences shown are within 0.20m of the property lines unless otherwise noted.
- > All measurements are in metres and decimals thereof.
- > Bearings are based on the NAD 83 (CSRS, Epoch 2002) datum, UTM Grid projection referred to the Central Meridian 117°W. (Zone 11) and were derived by G.N.S.S.

LEGEND

Statutory Iron Post found : .....  
Re-established by Plan 941 1903 : .....  
Established Position : .....  
Property Boundary of Parcel Affected : .....  
Foundation : .....  
Eave : .....  
Fence : .....



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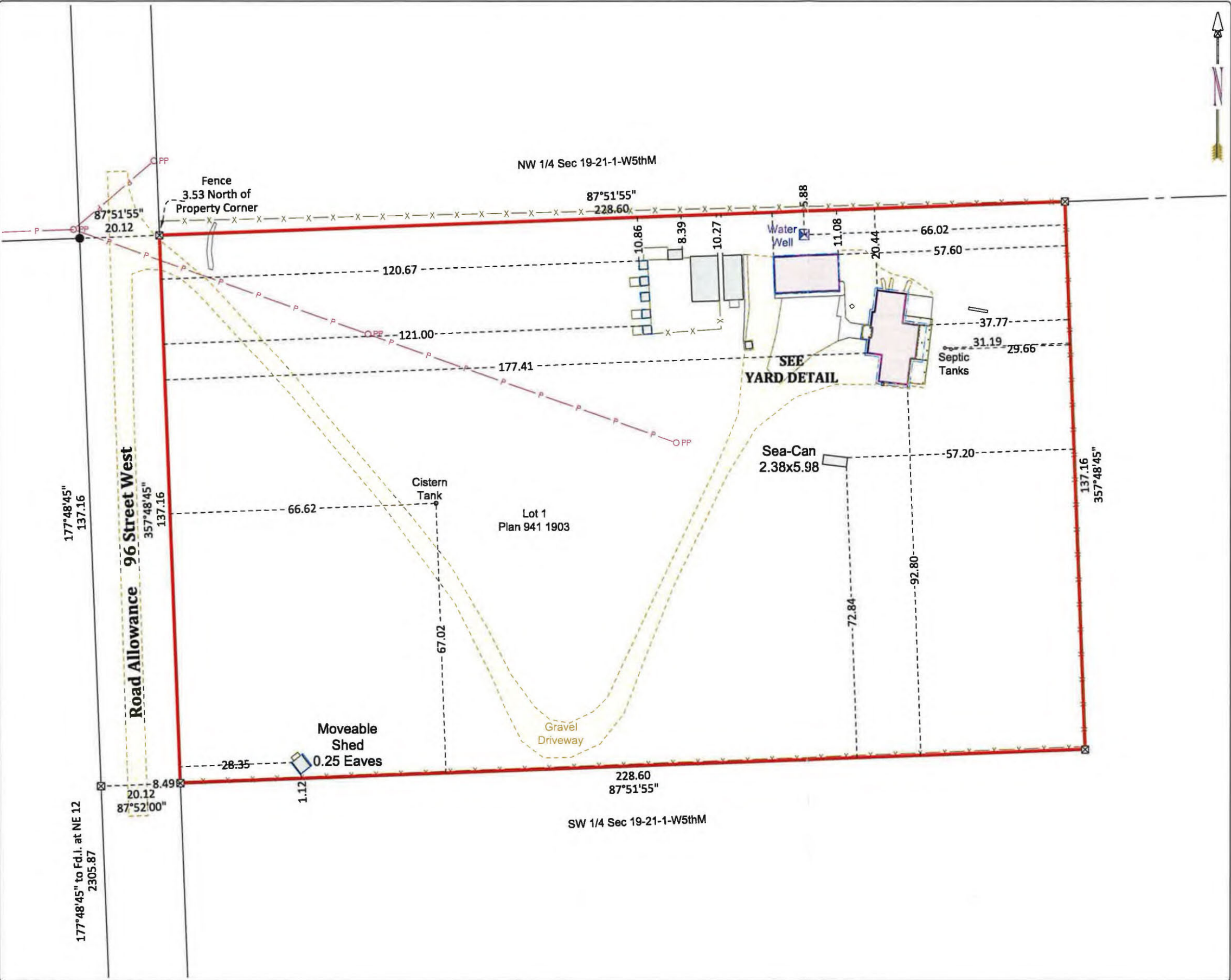
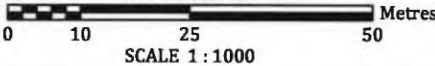
NOTES

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LEGEND

|                                        |       |
|----------------------------------------|-------|
| Statutory Iron Post found :            | ●     |
| Re-established by Plan 941 1903 :      | ⊗     |
| Established Position :                 | ⊗     |
| Property Boundary of Parcel Affected : | —     |
| Foundation :                           | —     |
| Eave :                                 | —     |
| Fence :                                | -X-X- |

SITE DETAIL





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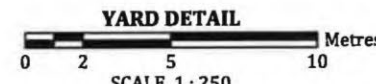
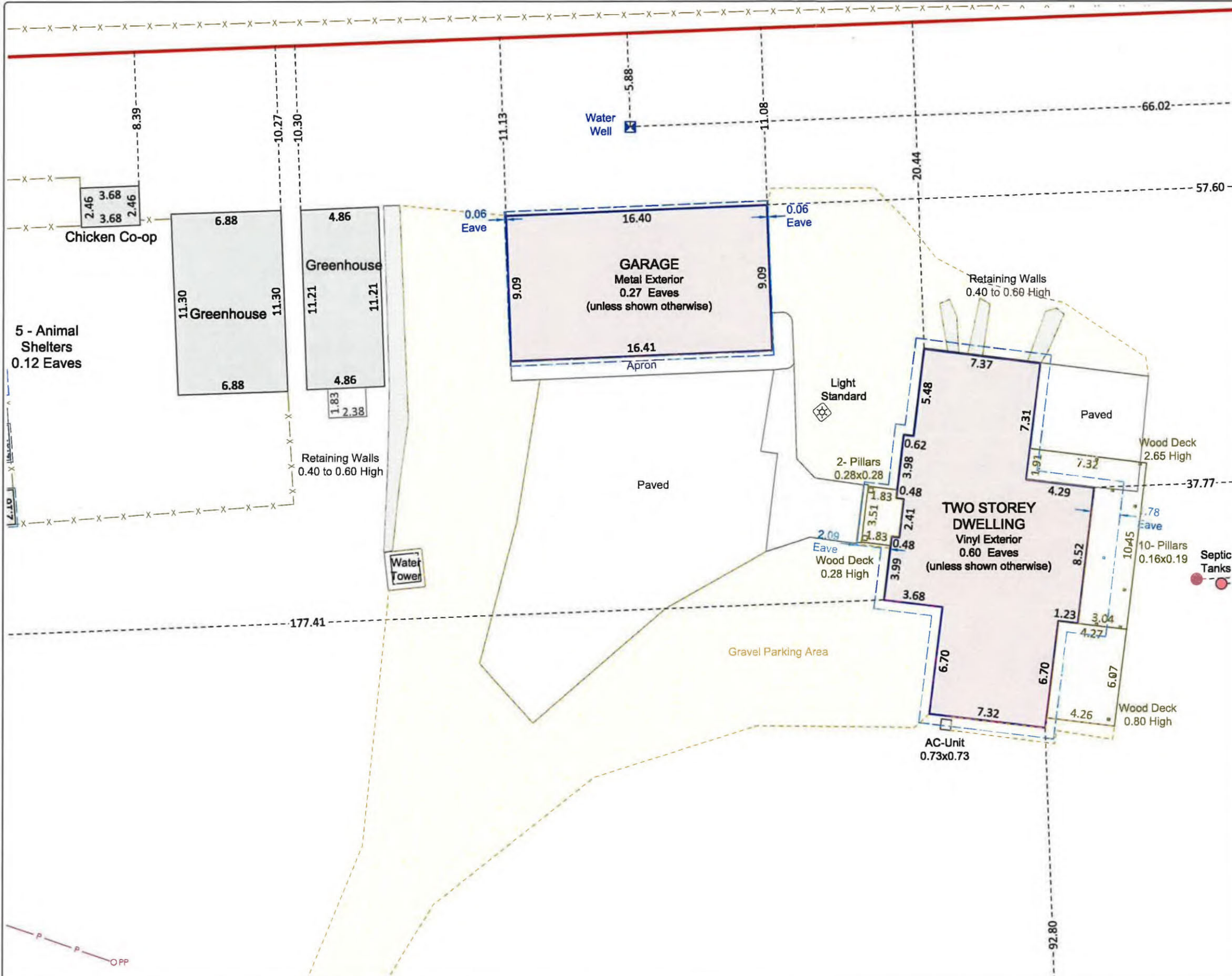


NOTES

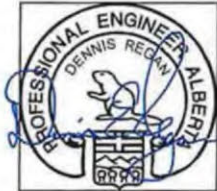
- This plan is page 4 of a Real Property Report and is invalid if it is detached from page 1, 2 or 3.
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LEGEND

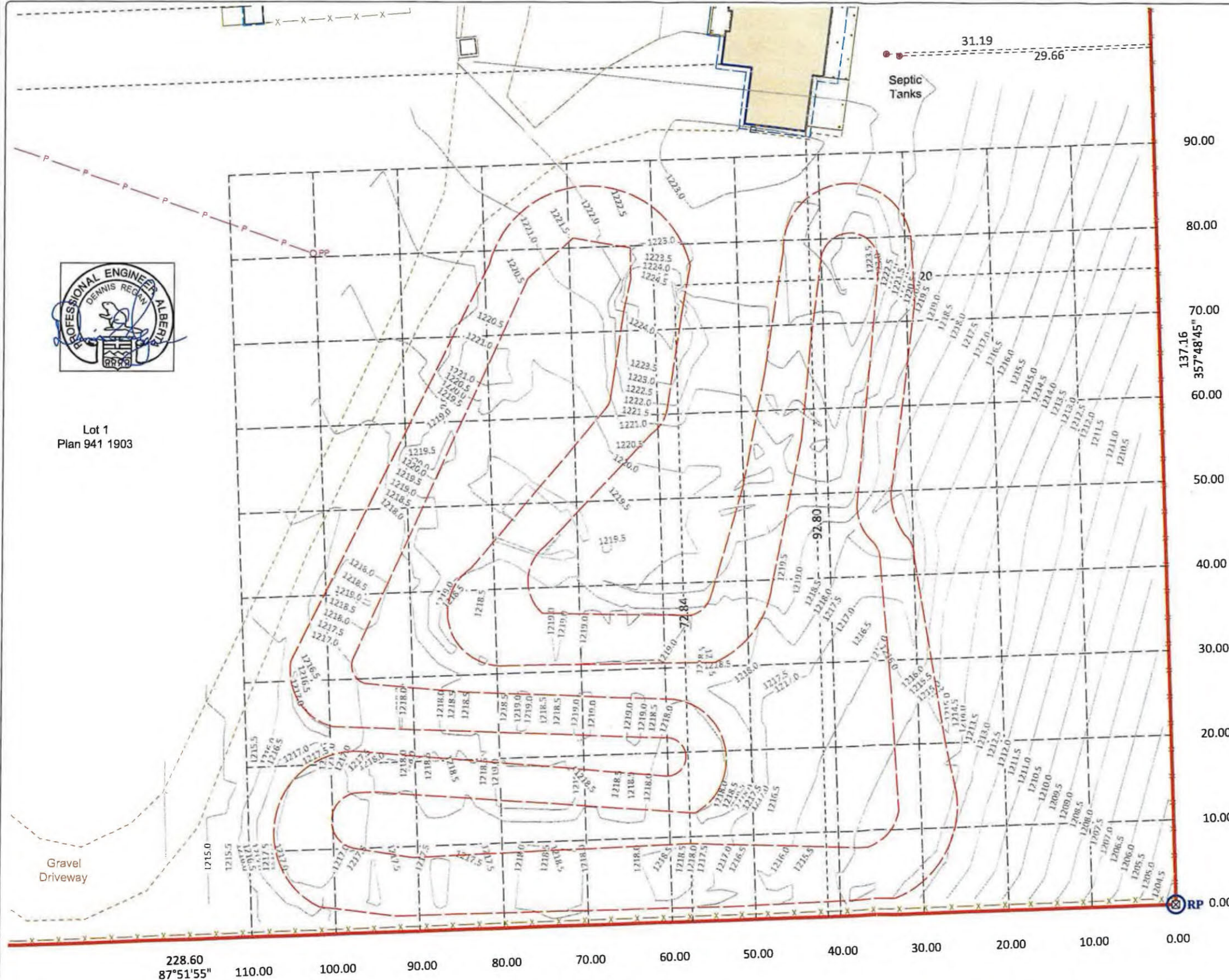
- |                                        |       |
|----------------------------------------|-------|
| Statutory Iron Post found :            | ●     |
| Re-established by Plan 941 1903 :      | ⊠     |
| Established Position :                 | ⊗     |
| Property Boundary of Parcel Affected : | —     |
| Foundation :                           | —     |
| Eave :                                 | —     |
| Fence :                                | -X-X- |







Lot 1  
Plan 941 1903



#### NOTES

- Unless otherwise specified, the dimensions shown relate to distances from property boundaries
- Bearings and coordinates are grid, UTM NAD83 (CSRS, Epoch 2002), reference meridian 117°W. (Zone 11), derived by G.N.S.S..
- All elevations are referred to ASCM 57612 (Elev.=1336.373)
- Distances are ground, in metres and decimals thereof and are derived using a combined scale factor of 0.999869.

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SCAN or CLICK



#### LEGEND

- Statutory Iron Posts found .....
  - Property Boundaries of Parcel Affected .....
  - Barbed wire fence & gate .....
  - Overhead powerline & pole .....
  - Proposed Track .....
  - Contour lines ..... Major ..... Minor.....
  - The geo-referenced point .....
- N= 5631083.877 E= 701764.102 (S.E. LOT 1 PLAN 941 1903)

## Existing Ground Shots

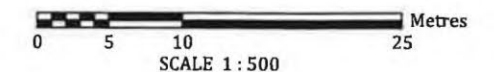
**ALBERTA ONE-CALL 1-800-242-3447**

Location of underground facilities are approximate using electronic locating equipment and may be subject to error.

# Jannie Devin-Lamontagne

## SITE PLAN

Lot 1, Plan 941 1903  
within  
SW 1/4 Sec.19 Twp.21 Rge.1 W.5 M.



| 2    | Added my Professional Engineer Stamp | February 18, 2026 |
|------|--------------------------------------|-------------------|
| 1    | Removed Sea-Can                      | April 19, 2025    |
| 0    | Issued                               | January 26, 2025  |
| Rev. | Revision Description                 | Date              |

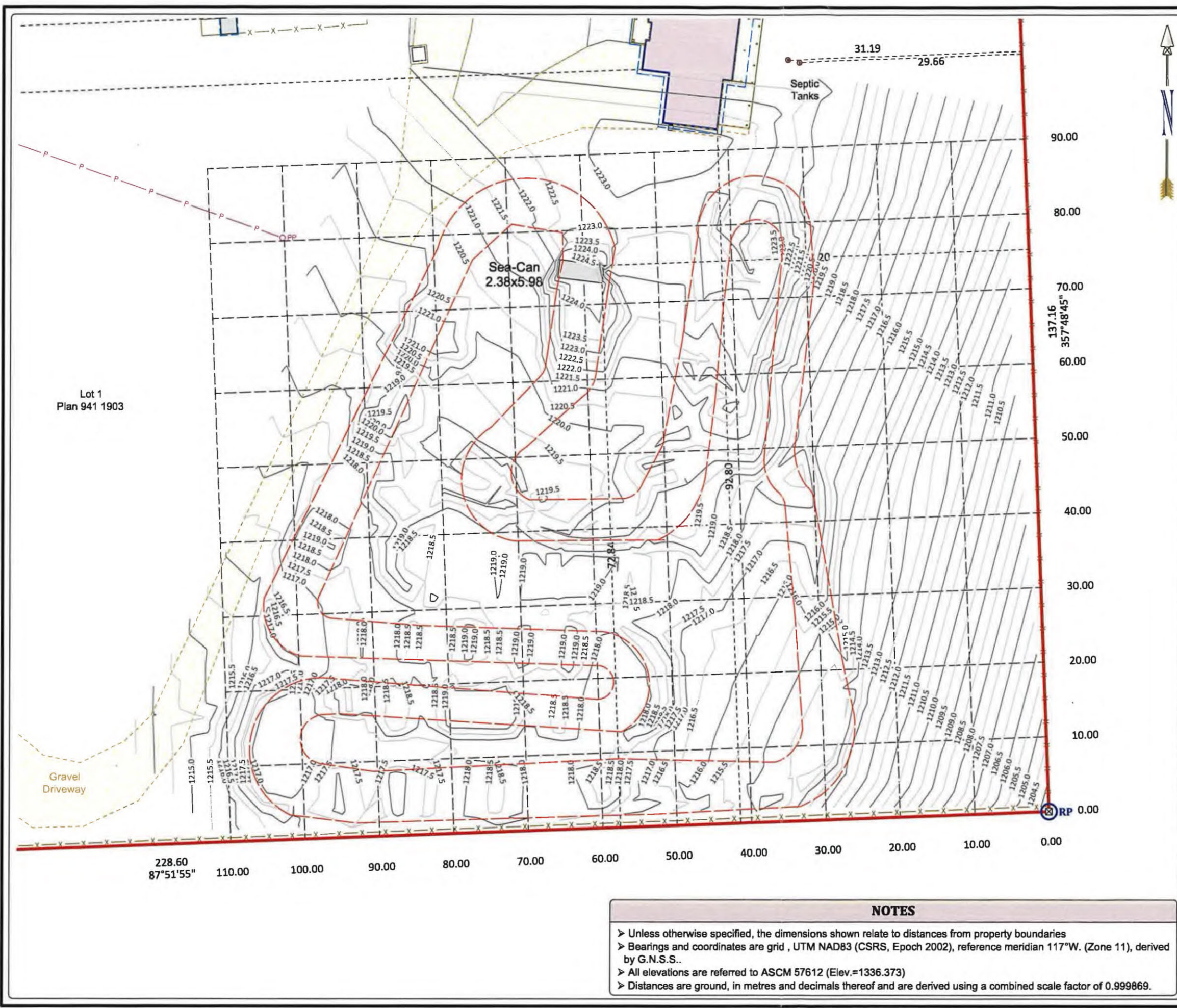
|                                    |                   |
|------------------------------------|-------------------|
| WPG File: 001293_AB_Rev2           | AFE: --           |
| Survey Date: January 22 & 23, 2025 |                   |
| Owners:                            |                   |
| Client File: --                    | Initials: DR - DR |

REV.  
0  
Page 1 of 1



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SCAN or CLICK

**LEGEND**

Statutory Iron Posts found ..... ●

Property Boundaries of Parcel Affected ..... —

Barbed wire fence & gate ..... -X- —

Overhead powerline & pole ..... —P—PP

Proposed Track ..... —

Contour lines ..... Major ..... Minor.....

The geo-referenced point ..... ○ RP

N= 5631083.877 E= 701764.102 (S.E. LOT 1 PLAN 941 1903)

**Existing Ground Shots**

**ALBERTA ONE-CALL 1-800-242-3447**

Location of underground facilities are approximate using electronic locating equipment and may be subject to error.

**Jannie Devin-Lamontagne**

**SITE PLAN**

Lot 1, Plan 941 1903  
within  
SW 1/4 Sec.19 Twp.21 Rge.1 W.5 M.

0 5 10 25 Metres  
SCALE 1 : 500

| 0                                  | Issued               | January 26, 2025 |
|------------------------------------|----------------------|------------------|
| Rev.                               | Revision Description | Date             |
| WPG File: 001293_AB_Existv2        | AFE: --              |                  |
| Survey Date: January 22 & 23, 2025 |                      |                  |
| Owners:                            |                      |                  |
| Client File: --                    | Initials: DR - DR    |                  |

REV.

0

Page 1 of 1

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