



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: 26D 150
 Receipt No.: # 459307 Tax Roll No: 2203330020
 Date Received: _____ Date Deemed Complete: May 22, 2026

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Amy Hardy
 Email: _____
 Applicant's Mailing Address: _____
 Telephone: _____
 Legal Land Description: Plan 9610327, Block _____, Lot 2, LSD _____,
 Quarter SE, Section 33, Township 22, Range 03, West of the 05 Meridian.
 Registered Owner of Land: 2730656 Alberta Ltd.
 Registered Owner Mailing Address: _____
 Email: _____ telephone: _____
 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.

Landscape and construction.
Amy Hardy through 2655105 AB INC. is applying for a Type II
business permit to operate on the current property.
There will be no new buildings or infrastructure added
to the property. I am applying to use current buildings.
All work will be done offsite. The current shop parcel
will be used for vehicle storage only. No customers,
sales or construction work will occur on the parcel.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) _____

Size Of Proposed Building: No new building Height: _____Is There A Dwelling (Residence) On The Site: Yes ☒ No ☐ If Yes, How Many? oneUtilities Presently On Site: gas + electricityAre There Sour Gas Or High Pressure Facilities On Site? NOUtilities Proposed: ØOther Land Involved In Application: Ø

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.):

No new development

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

I, _____

hereby certify that I am:

☐ The Registered Owner; or☒ Authorized to act on behalf of the Registered OwnerDate: May 11 / 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 11 / 2026

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.

global raymac

I hereby certify that this Report, which includes the attached related survey, was prepared and performed under my supervision and control and in accordance with standards and practice of surveying prescribed by the Alberta Land Survey Association. Accordingly, within those standards and 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 C, Section 5.5 of the Alt Land Surveyors' Association's Manual of Standard Practices and rights-of-way affecting the extent of the lot 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 improvement situated on an adjacent property unless otherwise noted; and
4. No visible encroachments exist on registered easements rights-of-way affecting the extent of the property, unless otherwise noted.
5. Title information is based on a title search dated July 9th, C. of T. No. 981,059,853.
6. Date of Survey July 19th, 2024
7. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls of a survey.
8. Distances are in metres and decimals thereof.
9. This document is not valid unless it bears the original sig of Robert M. Wallace, (Alberta Land Surveyor) and the Global Royalmc Surveys's permit stamp.
10. Purpose: This report has been prepared for the benefit of Property owner, subsequent owners and any of their heirs for the purpose of a real estate transaction. Copying is for only for the benefit of these parties. Where applicable, re easements and utility rights of way affecting the extent of property have been shown on the plan. Unless shown on property corner markers have not been placed during the survey. This report. The Plan should not be used to establish a due to the risk of misinterpretation or measurement error user. The information on this Real Property Report reflect status of this property as of the date of survey only. User encouraged to have the Real Property Report updated to requirements.

Dated this 25th day of July 2024.

MUNICIPAL ADDRESS:

240121 - 154th Avenue W.

Foothills County, Alberta

Robert M. Wallace, A.L.

CLIENT: Vera Colville

CLIENT FILE NO.

Drawn by:

SCALE 1: 3000

GRSI. FILE NO. 24C

[illegible]

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Stacey Kotlar

From: Amy Hardy [REDACTED]
Sent: Tuesday, May 19, 2026 10:17 AM
To: Stacey Kotlar
Subject: RE: Development Permit Application

Good morning,

The gravel pad is approximately 170 feet by 145 feet and surrounds the building. The vehicles and trailers outlined below will be parked at varying levels of utilization. During operational months, we anticipate that approximately 50% of the trucks and trailers will be parked on site. In winter, it is likely that all units will be stored on site. During this period, the units will remain stationary unless required for maintenance or in the event of an unplanned occurrence, which would be extremely rare.

Does this answer your questions?

Amy Hardy
[REDACTED]

Sent with [Proton Mail](#) secure email.

On Tuesday, May 19th, 2026 at 8:13 AM, Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca> wrote:

Thank you for the RPR. This RPR is clear and legible.

Could you please provide how large the gravel pad is? Also how many vehicles will be parked on this pad – not necessarily at the same time – but who/what types of vehicles will be parked there.

Stacey Kotlar

Planning & Development Officer

Foothills County

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

t: (403) 603-6207 f: (403) 652-7880

www.foothillscountyab.ca



Date: March 26, 2026

HOME BASED BUSINESS APPLICATION

Home Based Business Type II – Amy Hardy through 2655105 Alberta Inc.

Legal Description: Lot 2, Plan 9610327, SE 33-22-3-W5M (19.42 acres) **Applicant:** Amy Hardy, 2655105 Alberta Ltd.

1. A site plan (can be hand drawn) showing: a. the entire parcel; b. north arrow at the top of the page; c. identify and show all existing structures and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines; d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;

See Exhibit A: Real Property Report and Exhibit B: Real Property Report including Parking displayed.

2. Full detailed description of the business; Amy Hardy through 2655105 Alberta Inc. will operate a landscape construction company specializing in residential yard design, construction, and maintenance in Calgary and surrounding areas. All work, including installation, maintenance, and client interaction, will occur off-site at customer properties. The shop on this parcel will be used exclusively for overnight storage of vehicles, trailers, and equipment. No customers, sales, or construction work will occur on the parcel. No workers will conduct any work on the parcel outside of swapping vehicles for storage.

3. Please indicate if the business is primarily operate on or off-site; The business will primarily operate off-site, with 100 percent of construction and client work occurring at customer residences. The parcel will be used only for storage.

4. What buildings will be used on the parcel for this business, include storage areas; Only the existing 94 ft × 44 ft shop building will be used. Storage areas will include the interior shop bays and the compacted gravel pad surrounding the shop. Refer to Exhibit C – Shop Layout and Exhibit D – Parking measurements.

5. Are there any buildings proposed and if so, for what purposes will they be used for? Please also include the building size and why it is necessary; None. No new buildings will be required or proposed.

6. Number of people to be employed; Only 3 non-resident employees will occasionally attend the parcel to pick up vehicles. All other employees will meet at job sites or in Calgary.

7. If producing a product or goods, please indicate the method of distribution or sales; Not applicable – no products or goods will be produced on the parcel.

8. Provisions for loading and parking; Loading will occur inside the shop bays or on the gravel pad. Parking will be provided on the existing compacted gravel pad surrounding the shop, which is adequate for all business vehicles. The pad is screened by a row of mature 30–40 ft trees so that no parked vehicles will be visible from neighbouring properties. The selection of parking was chosen so that under no circumstance would a neighbor be able to see any vehicles parked. See Exhibit B and F. Attached as Exhibit F: Photos from site location showing visibility to neighbors.

9. Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected; Vehicle generation will be extremely low. During the operating season, one employee will arrive each morning in a personal vehicle, collect a work truck from the shop, and return it at the end of the day before leaving in their personal vehicle. A second employee will visit the parcel occasionally, an average of 2–3 times per week, to pick up materials or equipment. There will be no customer visits whatsoever. Daily average vehicle movements will be 1–2 trips total. The types of vehicles to be expected on site are a small number of standard work trucks, dump trailers, and flat-deck equipment trailers, with a maximum of 6 vehicles or trailers stored at any time. These vehicles and trailers will be stored on the existing gravel pad primarily during the winter months when the landscaping business will not be operating. As a result, there will be little to no daily in-and-out traffic on the parcel outside of the limited morning and evening pick-up routine during the short operating season.

10. Will there be deliveries to the site? If so, how many and how often? Yes – gravel for road and shop-area maintenance only. Frequency: maximum 1–2 deliveries per month.

11. Hours and days of operation; 7:00 a.m. to 9:00 p.m. Monday to Friday and 9:00 a.m. to 9:00 p.m. Saturday and Sunday, in compliance with Foothills County community standards.

12. Amount of water required for this business; Zero. No water will be used on the parcel for business purposes. All water for jobs will be obtained at customer sites.

13. Garbage and storage areas, proposed fencing and screening for those areas, and methods of garbage disposal; No on-site garbage storage will be required. All waste will be removed from job sites and disposed of directly at Calgary landfills. No fencing or additional screening will be required.

14. Methods of controlling noise, dust, and/or drainage from the lot; Noise will be minimal and limited to slow-moving work trucks and occasional loading, with no power tools or equipment used on site. Dust will be controlled by the compacted gravel pad and slow driving speeds. Drainage will use the existing grading that slopes water away from structures and off the pad, ensuring no standing water or runoff issues will occur.

15. 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 to have in relation to this business; Only gasoline (maximum 10 standard 20 L jerry cans) could on occasion be stored inside the shop in a ventilated, locked cabinet for powering off-site tools. No paints, oils, chemicals, or other

hazardous materials will be stored on the parcel. The small quantity will be necessary only for daily tool operation at customer sites.

16. Will there be any lot grading done on site to accommodate this business? No new lot grading will be required. Only routine maintenance, consisting of adding gravel to the existing pad and access road as needed, will be carried out.

17. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application. The applicant leases the property and is a tenant. Attached as Exhibit E: Landlord Authorization letter.

Exhibits Attached

- Exhibit A – Real Property Report
- Exhibit B – Real Property Report including Parking displayed
- Exhibit C – Shop Layout
- Exhibit D – Parking measurements
- Exhibit E – Landlord Authorization letter
- Exhibit F – Photos from site location showing visibility to neighbors
- Exhibit G – Business Licence Application

Stacey Kotlar

From: Amy Hardy [REDACTED]
Sent: Friday, May 15, 2026 8:07 PM
To: Stacey Kotlar
Subject: Re: Development Permit Application
Attachments: Easement affidavit.pdf; Exhibit B – Real Property Report including Parking displayed.pdf; corporate signing authority.pdf; CC form.pdf; application.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi Stacey

Thank you for the followup on our application. I have attached the requested documents in this email.

Please note the following responses to your questions

5 - Point 1 - attached

6 - Point 2:

Vehicles that may be parked on the property:

Trucks:

- GMC 5500
- Ford F550

Trailers:

- 3 dump trailers - standard dump trailers pulled behind vehicles
- 1 flat deck trailer 25 feet.

7 - point 4

There will not be anyone working from this office at any time

8 - Exhibit C

This is just storage/utilities

Please let me know if there is anything else you need from me.

Thank you
Amy Hardy
[REDACTED]

Sent with [Proton Mail](#) secure email.

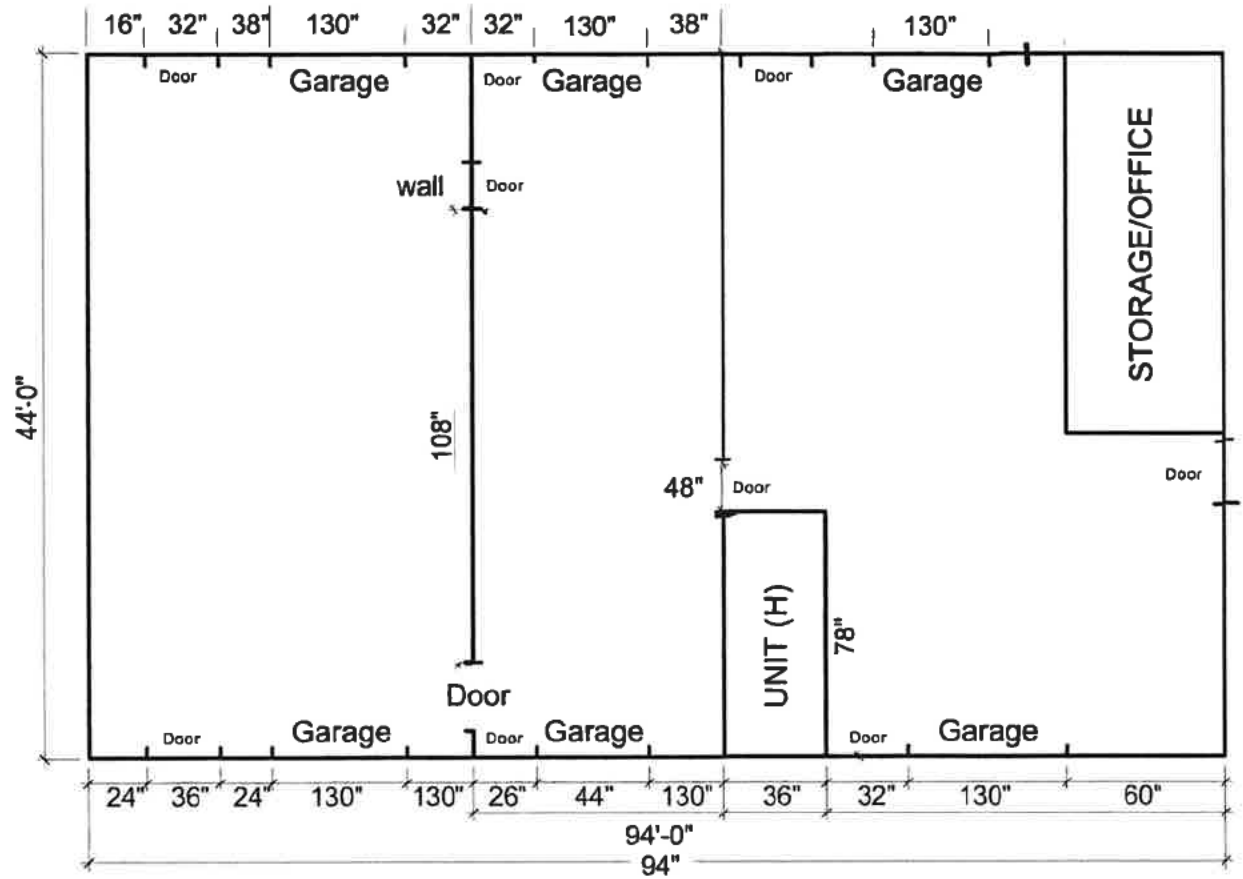
On Thursday, April 23rd, 2026 at 4:36 PM, Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca> wrote:

Good afternoon Amy,

I have received your Development Permit application for Home Based Business on my desk.

Thank you for your submission. There are still a few items missing from your application.

Shop Layout



Below are two images showing the base measurements for the parking areas.

Image 1 – First Parking Location

This image illustrates the distance from the edge of the gravel pad to the first parking location, which measures approximately 54 feet.

Per Foothills requirements, each parking spot must be 19.7 feet long with a total clearance of 23 feet. This provides an additional 11 feet of spacing ($54 \text{ ft} - 19.7 \text{ ft} - 23 \text{ ft} \approx 11.3 \text{ ft}$, rounded to 11 ft).

Image 2 – Second Parking Location

This image illustrates the distance from the edge of the gravel pad to the second parking location, which measures 48 feet.

Applying the same Foothills requirements, this second location accommodates a parking spot length of 19.7 feet with a total clearance of 23 feet. This provides an additional 5.3 feet of spacing ($48 \text{ ft} - 19.7 \text{ ft} - 23 \text{ ft} = 5.3 \text{ ft}$). Image 1



Image 2



Aaron Vanderveen
2730656 Alberta Ltd.

March 24, 2026

Amy Hardy
through 2655105 Alberta Inc.

Re: Consent for Home Based Business Type II
Property: Lot 2, Plan 9610327, SE 33-22-3-W5M (240121 154 Ave W)

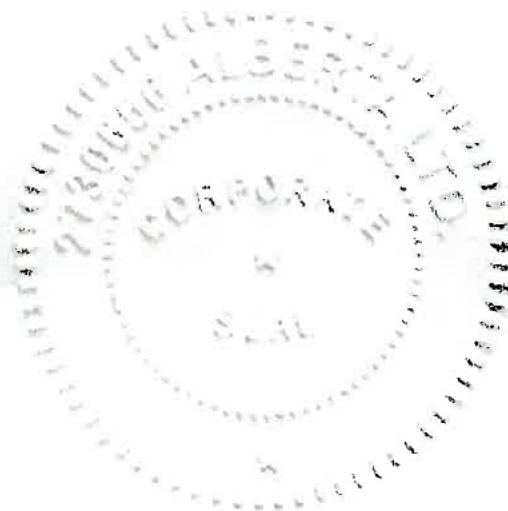
Dear Amy,

I, Aaron Vanderveen of 2730656 Alberta Ltd., am the registered owner of the above-described property.

This letter serves as my full written consent and authorization for you, as my tenant, to apply for and to operate a Home Based Business Type II on the property under Foothills County requirements. This permission includes the operation of a landscape construction company specializing in residential yard design, construction, and maintenance in Calgary and surrounding areas, with all work occurring off-site at customer properties and the shop on this parcel used exclusively for overnight storage of vehicles, trailers, and equipment. No customers, sales, or construction work will occur on the parcel.

Sincerely,

Aaron Vanderveen
2730656 Alberta Ltd.





LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0026 650 291

9610327;;2

261 074 587

LEGAL DESCRIPTION

PLAN 9610327

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 7.86 HECTARES (19.42 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;3;22;33;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 241 330 704

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
261 074 587	09/03/2026	TRANSFER OF LAND	\$2,180,000	CASH & MORTGAGE

OWNERS

2730656 ALBERTA LTD.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
741 066 098	08/07/1974	UTILITY RIGHT OF WAY GRANTEE - MEOTA GAS CO-OPERATIVE ASSOCIATION LIMITED.
901 222 789	29/08/1990	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. P. O. BOX 160, HIGH RIVER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

261 074 587

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA

961 034 257 14/02/1996 EASEMENT
OVER SE1/4 SEC. 33 - 22 - 3 - W5M FOR
BENEFIT OF LOT 2 ON PLAN 9610327
(R/W PLAN 9610328)

991 180 085 28/06/1999 RESTRICTIVE COVENANT

261 074 588 09/03/2026 MORTGAGE
MORTGAGEE - NATIONAL BANK OF CANADA.
60001 800 SAINT-JACQUES STREET
MONTREAL
QUEBEC H3C1A3
ORIGINAL PRINCIPAL AMOUNT: \$1,510,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF MAY,
2026 AT 02:57 P.M.

ORDER NUMBER: 57247251

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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

961034257

ORDER NUMBER: 56129480

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

ACCESS EASEMENT

BETWEEN:

Rolf Dieter Wuensche and Margarete Wuensche, as joint tenants,
both of The City of *Oakville*, in the Province of Ontario
(herein after referred to as the "Grantors")

OF THE FIRST PART

- AND -

Rolf Dieter Wuensche and Margarete Wuensche, as joint tenants,
both of The City of *Oakville*, in the Province of Ontario
(herein after referred to as the "Grantee")

OF THE SECOND PART

RECITALS:

1. The Grantors are registered as the owners in joint tenancy of an estate in fee simple of the lands legally described as:

The South East Quarter of Section Thirty Three (33)
In Township Twenty Two (22)
In Range Three (3)
West of the Fifth Meridian

Containing 64.7 hectares (160 acres) more or less

Excepting Thereout

Plan	Number	Hectares	acres more or less
Road	877 LK	1.624	4.01
Descriptive	9011900	2.04	5.04
Subdivision	954 <i>9610328</i>	7.86	19.42

Excepting thereout all mines and minerals

(the "Servient Tenement")

2. The Grantee is the registered owner of an estate in fee simple of the lands legally described as:

Plan 96/0327

Lot 2

Excepting thereout all mines and minerals
(the "Dominant Tenement")

3. The Grantors have agreed to grant to the Grantee an easement over, under and through the Servient Tenement for the purpose of providing access to ingress and egress to and from the Dominant Tenement on the terms and conditions set out herein.

THIS EASEMENT WITNESSES:

1. The Grantors do hereby in consideration of the sum of ONE (\$1 00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantors, grant to the Grantee, their servants, agents, employees, and all other persons having business with the Grantee, the free, uninterrupted, unobstructed and perpetual right-of-way and easement to enter on and use by any vehicle, whatsoever or on foot or by any other means whatsoever, over a portion of the Servient Tenement namely:

All that portion of the servient tenement which lies within the Access
Right of Way as shown on

Plan 96/0328

(the "Easement Area") for the purpose of providing access to, ingress and egress from the Dominant Tenement and for the purpose of repairing and maintaining the road and surface drainage systems situate in the Easement Area

2. The Grantee in carrying out any of the aforesaid operations will do so in a good and workmanlike manner and will cause or do as little damage and inconvenience to the owner or occupier of the servient tenement as possible, and any excavations or workings made or done in connection therewith shall, so far as is reasonably practicable, be restored to its former condition. The replacement of trees, shrubs and landscaping other than grass shall be deemed to be impracticable.

3. The Grantors shall not in any manner prevent or hinder the exercise by the Grantee of any of the rights granted herein and without limiting the foregoing, the Grantors shall not, without the prior written consent of the Grantee, excavate, drill, install, erect or permit to be excavated, drilled, installed or erected over, under or through the Easement Area, any pit, foundation, pavement, building, fence, sidewalk or other structure or installation, nor will they plant or maintain, nor permit or suffer to be planted or maintained upon the Easement Area any tree, shrub, crop or landscaping whatsoever which could in any way prevent or hinder the exercise by the Grantee of any of the rights granted to them herein.

4. The Grantee shall indemnify and save harmless the Grantors from and against any and all claims, demands, debts, dues, costs, damages, actions, suits, and causes of actions, costs or sums of money that the Grantor may suffer or be put to by reason or anything done by the Grantee, or other proceedings whatsoever in respect of loss of life or personal injury, or loss or damage to property arising out of or in any way attributable to any negligent act of the Grantee, its servants, agents, and employees.

5. The Grantee hereby agrees that it, and its successors, and assigns, shall be responsible and solely bear

- (a) the cost of maintenance and repair of the Easement Area which may become necessary from time to time

Aaron Vanderveen
2730656 Alberta Ltd.



March 24, 2026

Amy Hardy
through 2655105 Alberta Inc.



Re: Consent for Home Based Business Type II
Property: Lot 2, Plan 9610327, SE 33-22-3-W5M (240121 154 Ave W)

Dear Amy,

I, Aaron Vanderveen of 2730656 Alberta Ltd., am the registered owner of the above-described property.

This letter serves as my full written consent and authorization for you, as my tenant, to apply for and to operate a Home Based Business Type II on the property under Foothills County requirements. This permission includes the operation of a landscape construction company specializing in residential yard design, construction, and maintenance in Calgary and surrounding areas, with all work occurring off-site at customer properties and the shop on this parcel used exclusively for overnight storage of vehicles, trailers, and equipment. No customers, sales, or construction work will occur on the parcel.

Sincerely,



Aaron Vanderveen
2730656 Alberta Ltd.

This image shows the existing tree barriers between the shop and all neighboring properties to the south.



This image shows the existing tree barriers between the shop and all neighboring properties to the East, North and West.





The following image shows a direct photographs taken toward the neighboring property, which is located near the entrance of the site. This is the only location from which there is any possibility of seeing past the existing tree barrier. However, a hill completely obstructs all views of the neighbor's windows. Additionally, the neighbor has large spruce trees that provide further visual screening.







DEVELOPMENT PERMIT DECISION

DATE OF DECISION: July 22nd, 2026

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

APPLICATION FILE NUMBER: 26D 150

LANDOWNER(S): 2730656 ALBERTA LTD.

APPLICANT(S): AMY HARDY

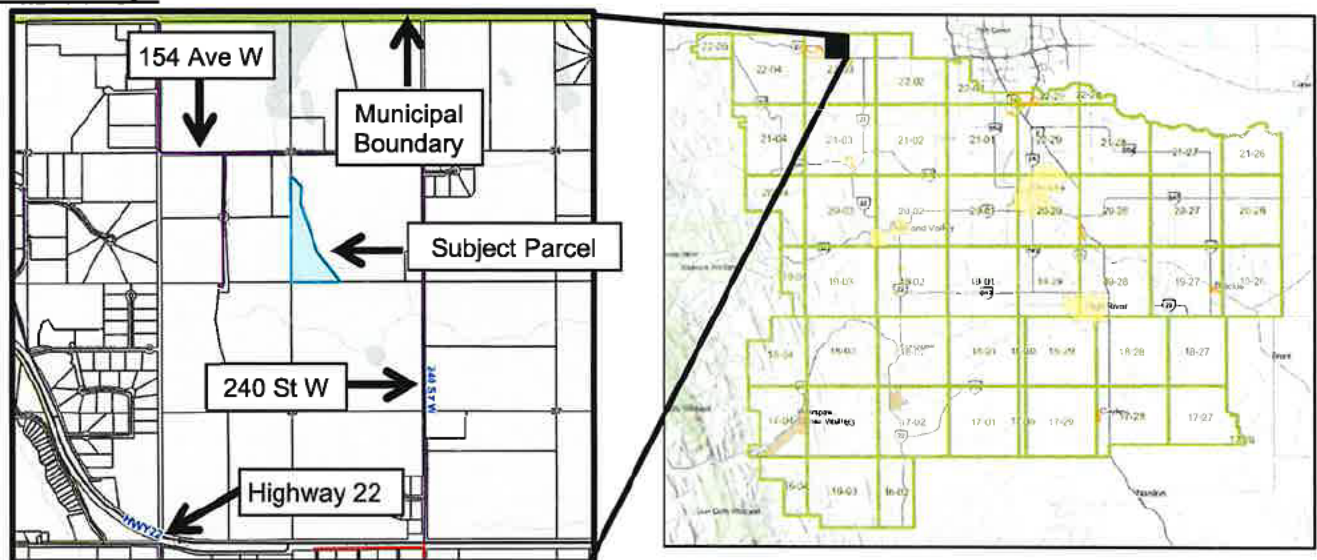
PROPOSAL DESCRIPTION: HOME BASED BUSINESS TYPE II

LEGAL DESCRIPTION: PTN. SE 33-22-3 W5M; PLAN 9610327, LOT 2

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 19.42 acre Country Residential District parcel, located 150 m south of 154 Ave W, 500 m west of 240 St W, 1.5 km north of Highway 22, and 980 m south of the Municipal Boundary with the Tsuu T'ina Nation.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for a Home Based Business, Type II, to operate a Landscape and Construction business. The application proposes:

- Landscape and construction company specializing in residential yard design, construction, and maintenance in Calgary and surrounding area;
- All work, including installation, maintenance, and client interaction will occur off-site at customer properties;
- Existing Shop (94' x 44') will be used for overnight storage of vehicles, trailers, and equipment.
- No customer visits or on site sales are proposed with the application;
- 1-2 deliveries of gravel anticipated;
- Hours of operation Mon to Fri 7am to 9pm, and Sat and Sun 9am to 9pm;
- Three (3) non-resident employees will occasionally attend the parcel to pick up vehicles;
- Business Vehicles include: GMC 5500, Ford F55, 3 dump trailers (pulled behind vehicles), and 1 flat deck trailer (25').

Home Based Business, Type II 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 Home Based Business, Type II, on the subject parcel being a portion of SE 33-22-3 W5M; Plan 9610327, Lot 2 has been considered by the Development Officer and is **REFUSED** subject to the following.

REFUSAL DESCRIPTION:

The proposed Home Based Business, Type II includes the operation of a landscape and construction business involving commercial vehicles, trailers, equipment storage, employee attendance, deliveries, and associated business-related traffic.

The subject parcel obtains access from 154 Avenue W through a registered easement agreement. Based on the information submitted, the Development Authority is not satisfied that the existing access arrangement was established to accommodate the intensity and nature of traffic associated with the proposed commercial operation, including the regular use of commercial vehicles, trailers, employee access, and business-related deliveries.

As a result, the Development Authority is not satisfied that adequate legal and functional access has been demonstrated for the proposed use.

The County's Municipal Development Plan supports economic development and provides direction that carefully management of Home Based Businesses is necessary to minimize conflicts, particularly when located in the vicinity of existing residential development. Further, Home Based Businesses which cause minimal land use and neighborhood conflict are encouraged.

Alison Schori

From: FC_Planning
Sent: August 13, 2026 11:44 AM
To: FC-Council
Cc: Stacey Kotlar
Subject: Development Officer's Decision- Development Permit 26D 150-Refused-= Division 4
Attachments: 26D150_HBB III_Refused.pdf

Good Morning,

Please find attached the Development Officer's Decision for Development Permit 26D 150. 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

P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: August 13, 2026 11:36 AM
To: [REDACTED]
Cc: Stacey Kotlar
Subject: Development Officer's Decision- Development Permit 26D 150
Attachments: 26D 150-Letter.pdf; 26D150_HBB III_Refused.pdf

Good morning,

Please see attached a copy of the Development Officer's Decision for 26D 150, it seems the digital notice for this was missed and we are sending it to ensure you have a digital copy for your records and for ours. **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

6 If any covenant or term of this Access Easement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Access Easement, other than the term or covenant or portion thereof which is invalid or unenforceable, shall not be affected thereby and each covenant or term of this Access Easement shall be valid and shall be in force to the extent permitted by law

7. The parties agree that each shall complete, execute and deliver such further and other documents and assurances as are required to give full legal effect to this Access Easement.

8. The waiver by any party of the strict performance of any of the covenants and terms herein contained shall be in writing and signed by the party agreeing to the waiver and shall not of itself constitute a waiver or abrogate such covenants or terms, except to the extent expressly provided in the waiver and shall not in any way constitute a waiver or abrogate any other covenants or terms of this Access Easement.

9. The Access Easement shall not limit the Grantor's free, uninterrupted, unobstructed and perpetual right of access to, ingress and egress to and from the Servient Tenement.

10 The rights, privileges and obligations herein shall extend to and shall be binding upon the Grantee and its successors and assigns and the Grantors their successors, heirs, executors, administrators and assigns

11 This Access Easement sets forth the entire agreement and understanding between the parties hereto in respect of the Easement Area

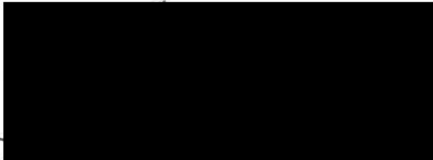
12. In this Access Easement wherever the plural or masculine is used the same shall be construed as meaning the singular or feminine, or a body corporate, where the context requires

13 This Access Easement may be registered as an easement against the Certificate of Title to the Servient Tenement and for the benefit of the Dominant Tenement in the Land Titles Office for the South Alberta Land Registration District.

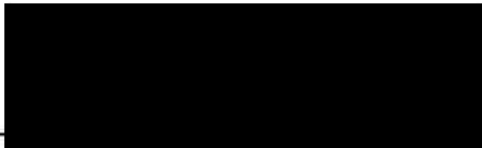
14 This Access Easement and the covenants contained herein are and shall be covenants running with the Dominant Tenement and the Servient Tenement and shall be binding upon and enure to the benefit of the Grantors and the Grantee, their respective heirs, successors, executors, administrators and assigns

IN WITNESS WHEREOF The Grantors and the Grantees have hereunto affixed their respective names at The City of Ottawa in the Province of Ontario, this 21st day of November, 1995

Grantors


Rolf Dieter Wuensche

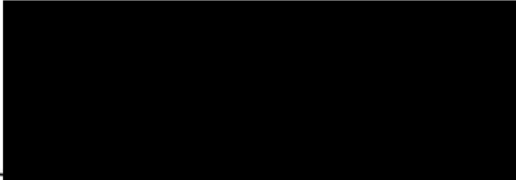
SIGNED AND DELIVERED in the presence of:

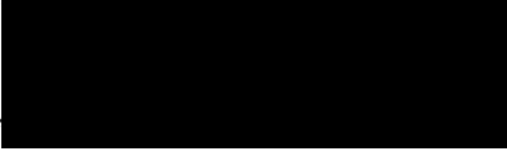

Margarete Wuensche


Witness

Susan Augustin

Grantee


Rolf Dieter Wuensche


Margarete Wuensche

AFFIDAVIT OF ATTESTATION

CANADA

PROVINCE OF ALBERTA

TO WIT

I, ~~Robert Smith~~ ^{Susan Augustin}

in the The City of ~~Calgary~~ ^{Calgary}

in the Province of Ontario, Canada.

Make Oath and Say:

1. THAT I was personally present and did see **Rolf Dieter Wuensche** and **Margarete Wuensche**, named in the within instrument who are personally known to me to be the persons therein, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at The City of ~~Calgary~~ ^{Calgary} in the Province of Ontario, and I am the subscribing witness thereto
3. THAT I know the said **Rolf Dieter Wuensche** and **Margarete Wuensche** and they are in my belief of the full age of eighteen (18) years or more

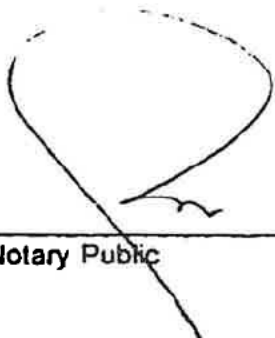
SWORN before me

at The City of ~~Calgary~~ ^{Calgary}

in the Province of Ontario, Canada

this 21st day of ~~November~~ ^{November}

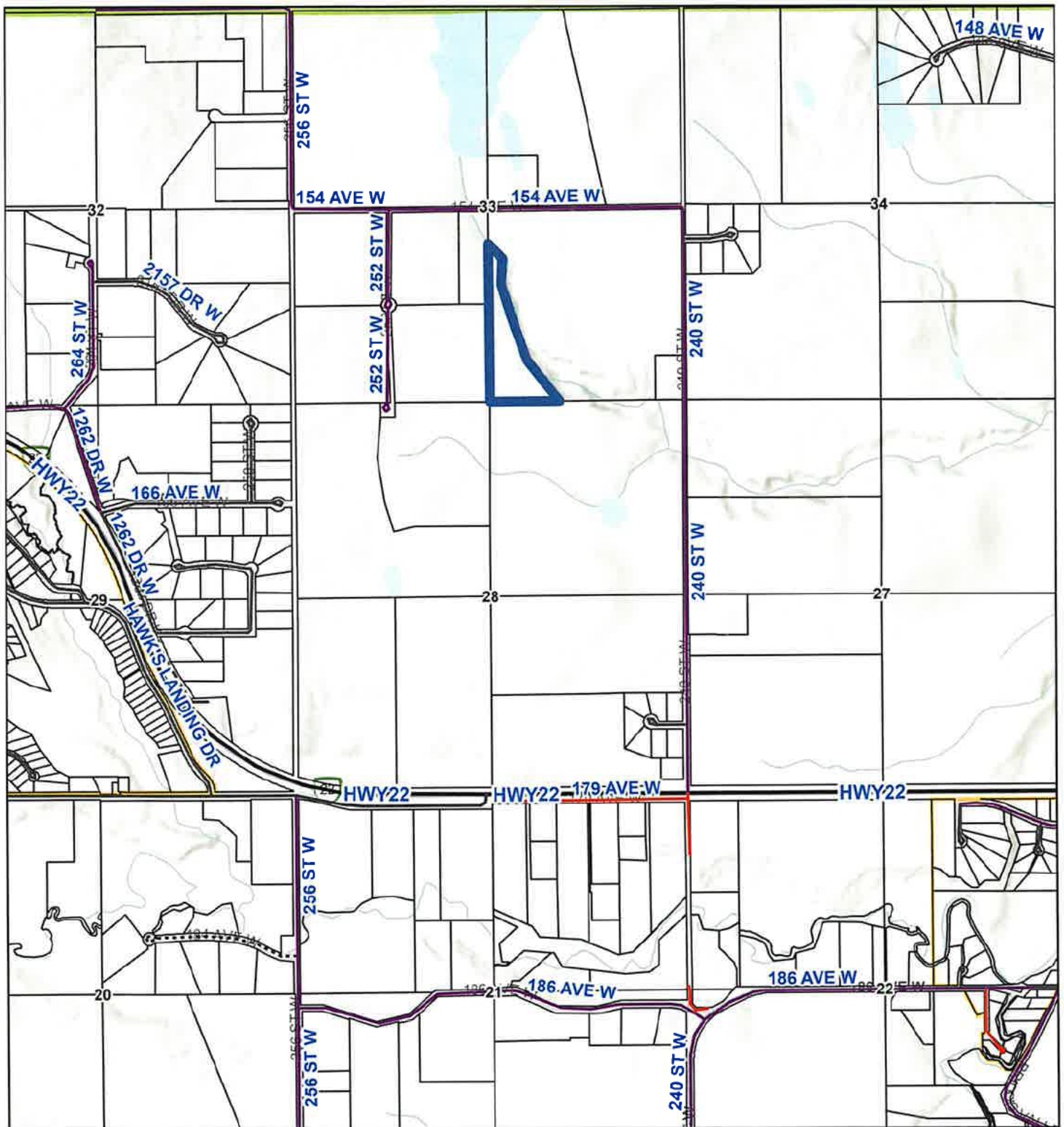
1995.



Notary Public


Susan Augustin Witness

SE 33-22-3 W5M;Plan 9610327 Lot 2



2026-05-25, 3:07:07 p.m.

Roads

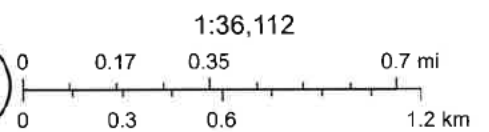
- Gravel
- Developer
- Chips Seal / Oil

- Pavement
- Highway
- Parcels

Settlement

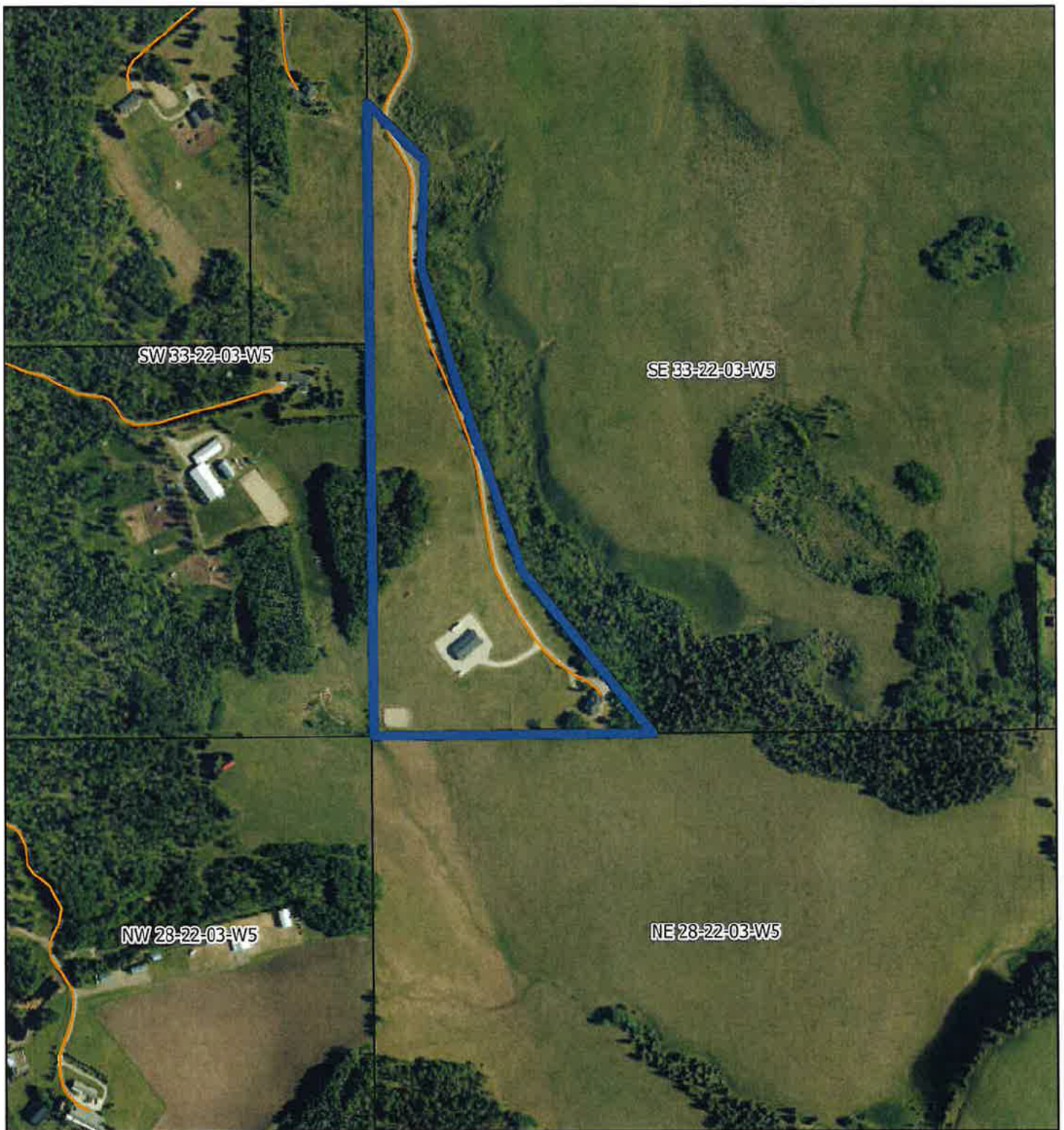
- Hamlet
- Townships

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

SE 33-22-3 W5M;Plan 9610327 Lot 2



2026-05-25, 3:10:18 p.m.

Driveways

Parcels

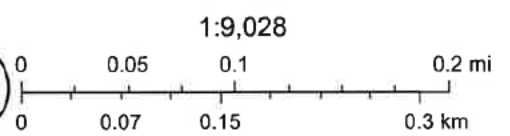
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 25, 2026 3:13 PM
To: [REDACTED]
Cc: Stacey Kotlar; Sheri Merchant
Subject: Notice of Complete Application – Development Permit 26D 150

Good Afternoon,

Re: Notice of Complete Application – Development Permit 26D 150
Ptn: SE 33-22-3 W5M;Plan 9610327 Lot 2
Home Based Business Type II

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 22, 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

DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

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

File Number: 26D 150

Date: 29-May-2026

Landowner: 2730656 Alberta Ltd **Agent:** Amy Hardy

Legal Land Description: SE 33-22-3 W5M;Plan 9610327 Lot 2

Parcel Size: 19.42 Acre

Proposal: Home Based Business Type II

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: Meota	_____
AFICA	_____		_____
Erin Frey (HR Airport only)	_____		_____

Notes: _____

Alison Schori

From: admin@meotagas.com
Sent: June 10, 2026 9:12 AM
To: FC_Planning; Kurtis Dyck; Robert Miller
Cc: Stacey Kotlar; Sheri Merchant; admin@meotagas.com
Subject: RE: Circulation Package for Development Permi 26D 150, Please reply by June 29, 2026

Hello.

Meota Gas Co-operative has no issue with the subject's application.

Simone Richter
General Manager

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 29, 2026 9:28 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; admin@meotagas.com
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>; Sheri Merchant <Sheri.Merchant@FoothillsCountyAB.ca>
Subject: Circulation Package for Development Permi 26D 150, Please reply by June 29, 2026

Good Morning,

Find attached our circulation for development permit 26D 150. 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: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 29, 2026 9:28 AM
To: Dev PWRev
Cc: Stacey Kotlar; Sheri Merchant
Subject: Circulation Package for Development Permi 26D 150, Please reply by June 29, 2026
Attachments: PW Referral 26D 150.pdf; 26D 150_Circ_Pkg.pdf

Good Morning,

Find attached our circulation for development permit 26D 150. 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
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W. www.foothillscountyab.ca

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: May 29, 2026 9:28 AM
To: Kurtis Dyck; Robert Miller; admin@meotagas.com
Cc: Stacey Kotlar; Sheri Merchant
Subject: Circulation Package for Development Permi 26D 150, Please reply by June 29, 2026
Attachments: 26D 150_Circ_Pkg.pdf

Good Morning,

Find attached our circulation for development permit 26D 150. 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



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 150	LANDOWNER: 2730656 Alberta Ltd.
FILE MANAGER: Stacey	AGENT: Amy Hardy
CURRENT LAND USE: CR	PROPOSED LAND USE:
LEGAL DESCRIPTION: SE 33-22-3 W5M; Plan 9610327, Lot 2	
MUNICIPAL ADDRESS: [REDACTED]	
ROLL NUMBER: 2203330020	
DATE REFERRED: 2026-05-26	
PROPOSAL: Home Based Business Type II	

PROPOSAL INFORMATION:

Development Permit

Internal Road Proposed:

No

Construction on Road Allowance Proposed:

No

Approaches exist on:

Existing

Other:

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

Servicing Comments or Review required:

Other:

Road Widening -

No Road Widening

OTHER COMMENTS:

Please take a look at the Easement Agreement on title for the approach to this property. Please comment on access.

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

Proposed

Balance

Geotechnical Report for Slope Stability

Redes/Amend

Subdivision

Development

High Water Table Testing for Foundation Design:

Redes/Amend

Subdivision

Development

Septic Disposal Evaluation (PSTS)

Redes/Amend

Subdivision

Development

Stormwater Management Plan

Redes/Amend

Subdivision

Development

Lot Grading/Overland Drainage Plan

Redes/Amend

Subdivision

Development

Flood Plain Report (1 in 100 years)

Redes/Amend

Subdivision

Development

Overland Drainage Easement

Redes/Amend

Subdivision

Development

Building Envelopes

Redes/Amend

Subdivision

Development

Traffic Impact Assessment (TIA)

Redes/Amend

Subdivision

Development

Environmental Site Assessment (Phase1 / Phase2)

Redes/Amend

Subdivision

Development

Other:

Redes/Amend

Subdivision

Development

ADDITIONAL ROAD WIDENING REQUIRED:

No

Caveat

Survey Out

Amount

m

Location of Widening Required:

N

E

S

W

Other:

No

Caveat

Survey Out

Amount

m

Location of Widening Required:

N

E

S

W

Other:

See reverse side.....

RECOMMENDATIONS ON APPROACH REQUIREMENTS:

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

Recommendations:

The easement agreement for access to the property indicates "grant to the Grantee, their servants, agents, employees, and all other persons having business with the Grantee, the free, uninterrupted, unobstructed and perpetual right-of-way and easement to enter on and use by any vehicle whatsoever or on foot..."

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

While the easement agreement indicates that employees are permitted to use the driveway, highly recommend that a letter of support from the neighboring landowner be provided. In this way, we can alleviate potential future issues arising from it.

doesn't provide for

It is our opinion that when the easement was written it didn't provide for the access

Maintenance Dispute Resolution

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):

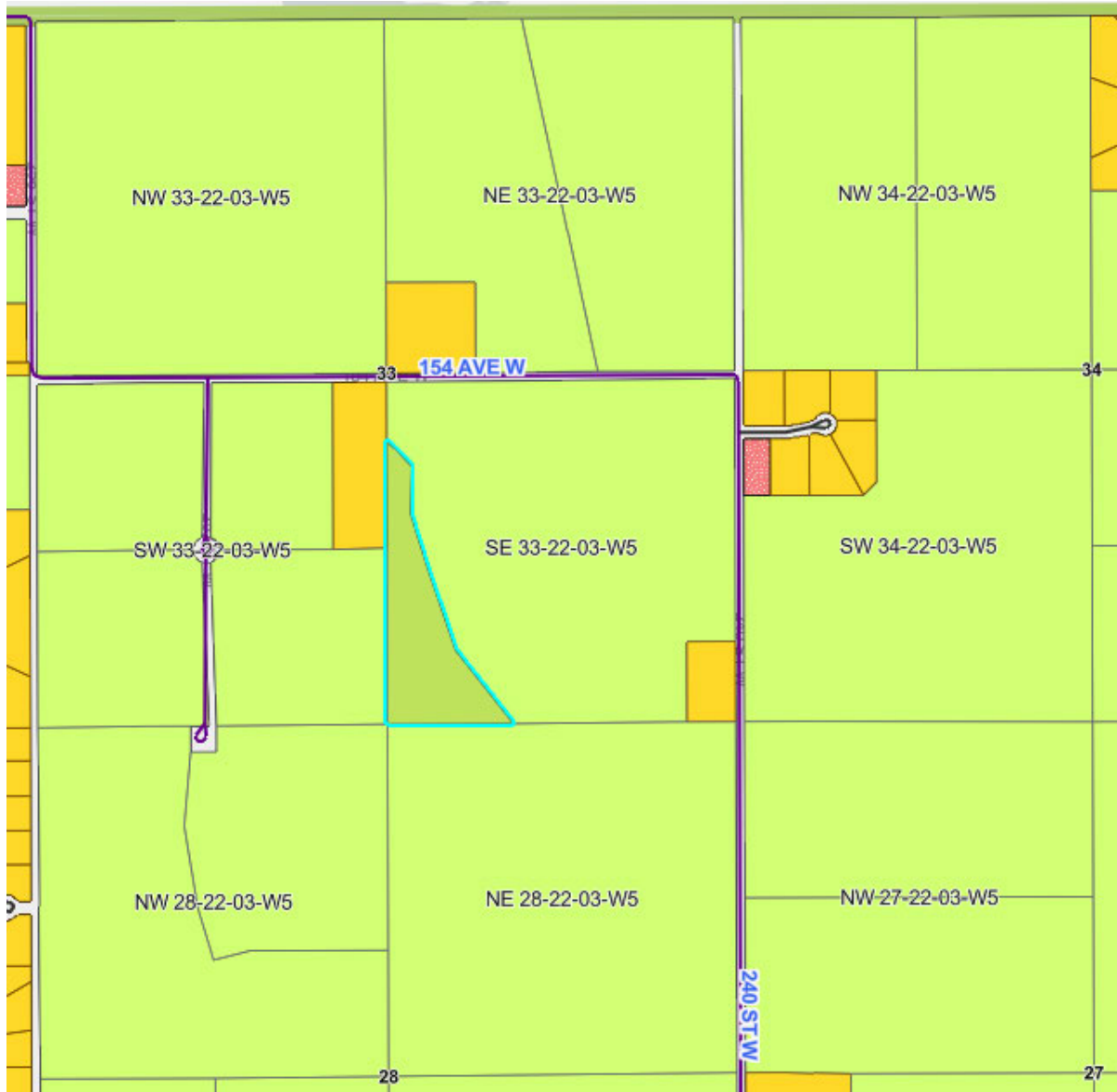
☐ Yes* ☒ No

*If Yes – Number of Pages: _____

Date Reviewed: 2026-07-03

Reviewer: Patrick Antle

Signature: 



A- Agricultural	IE- Industrial Edge
AA- Agricultural Sub A	INR- Natural Resource Extraction
AB- Agriculture Business	FPJ- Federal/ Provincial District
BP- Bussiness Park	GI- General Industry
CMC- Community Commercial	HMI- Hamlet Industry
HC- Highway Commercial	LIID- Low Intensity Industry District
RB- Rural Business	MLR- Municipal Land/Reserve District
CR- Country Residential	MR- Municipal Reserve
CRA- Country Residential Sub A	REC- Recreation
CERA- Country Estate Residential Sub Dist A	PUL- Public Utility
DC- Direct Control	RC- Residential Community District
EPA- Environmental Protection Sub A	RCA- Residential Community Sub-district "A"
ER- Environmental Reserve	SD- Service District
EP- Environmental Protection	SR- School Reserve
OS- Open Space	RMF- Residential Multi Family
	RMFA- Residential Multi Family Sub-district A

Land Use Bylaw

Part 4: Rules Governing All Districts, Section 9, General Regulations, 9.1 Access to Property

- 9.1.5 For purposes of this Bylaw, an easement agreement or easement does not constitute legal access unless a future road dedication or utility right of way has been registered over the easement area and the County has become a party to the easement to ensure that it cannot be removed without Council resolution.

Home Based Businesses:

- 10.12.8 Large commercial vehicles to be used in conjunction with a Type II and Type III Home Based Business, may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.

9. Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected; Vehicle generation will be extremely low. During the operating season, one employee will arrive each morning in a personal vehicle, collect a work truck from the shop, and return it at the end of the day before leaving in their personal vehicle. A second employee will visit the parcel occasionally, an average of 2–3 times per week, to pick up materials or equipment. There will be no customer visits whatsoever. Daily average vehicle movements will be 1–2 trips total. The types of vehicles to be expected on site are a small number of standard work trucks, dump trailers, and flat-deck equipment trailers, with a maximum of 6 vehicles or trailers stored at any time. These vehicles and trailers will be stored on the existing gravel pad primarily during the winter months when the landscaping business will not be operating. As a result, there will be little to no daily in-and-out traffic on the parcel outside of the limited morning and evening pick-up routine during the short operating season.

10. Will there be deliveries to the site? If so, how many and how often? Yes – gravel for road and shop-area maintenance only. Frequency: maximum 1–2 deliveries per month.

Vehicles that may be parked on the property:

Trucks:

- GMC 5500
- Ford F550

Trailers:

- 3 dump trailers - standard dump trailers pulled behind vehicles
- 1 flat deck trailer 25 feet.

Municipal Development Plan: Economy, page 29

Home Based Business

There is continued demand to allow home based businesses in the MD of Foothills. The Land Use Bylaw classifies this type of economic activity into either minor or major home based businesses. Careful management of this type of economic development is necessary to minimize conflicts, particularly when located in the vicinity of existing residential development.

Typical conditions that have been used for the approval of similar applications:

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 applicants are required to obtain all necessary building, Safety Code permits and inspections applicable to use and occupancy of the existing development on site. Development shall comply with the applicable Building and Fire Codes at all times;
3. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to the operations of the business. Proof of such is to be submitted to the Development Authority;
4. The applicant is required to maintain an annual business license with Foothills County;
5. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
6. The applicants shall provide written notification to the Development Authority upon completion of the development, as approved herein;

ADVISORY REQUIREMENTS:

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

1. Development is to comply with the criteria for Home Based Business Type II that exists at the time of issuance of this approval, and includes:
 - a. One or more residents of the parcel must be the primary owner of the business;
 - b. A maximum of six (6) business visits, as defined by the Land Use Bylaw, to the subject property are permitted on any given day;
 - c. A maximum of three (3) non-resident employees are permitted to work on site at any given time;
 - d. A maximum of six (6) business vehicles or related equipment may be stored outside on the property;
 - e. No outdoor storage of business related goods and materials are permitted. All storage must be stored within the principal dwelling or accessory building;
 - f. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw;
 - g. Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
 - h. At all times, the privacy of the adjacent residential dwellings shall be preserved. The home-based business shall not in the opinion of the Development Authority, unduly

offend or otherwise interfere with live ability or enjoyment of the neighboring properties and is required to comply with the Community Standards Bylaw.

2. Containers for garbage and recycling materials that are located outdoors shall be weatherproof and animal-proof and must be visibly screened from adjacent lands. Waste materials shall be disposed of at an approved waste disposal site. Secondary containment for fluids shall be implemented wherever appropriate;
3. One identification sign having an area that does not exceed 1.95 sq. m. (20.96 sq. ft.) and located wholly within the boundary of the subject property is permitted as per the submitted plans provided with this application.
4. 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;
5. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
6. 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. This includes, but is not limited to:
 - a. Compliance with the requirements of Alberta Environment and Parks respecting any use of well water for business uses.
 - b. Compliance with the requirements of Alberta Transportation and Economic Corridors
 - c. Compliance with the requirements of Alberta Motor Vehicle Industry Council (AMVIC).
7. The applicant 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;
8. 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.
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.