



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: _____ Application No: _____

Receipt No.: _____ Tax Roll No: _____

Date Received: _____ Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: TREVOR LISKOWICH and SHARON SPOONER

Email: [REDACTED]

Applicant's Mailing Address: 258011 166 Ave W, Foothills, AB, T0L 1W2

Telephone: [REDACTED]

Legal Land Description: Plan 1212693, Block 2, Lot 11, LSD _____,
Quarter NE, Section 29, Township 22, Range 03, West of the 5 Meridian.

Registered Owner of Land: TREVOR LISKOWICH and SHARON SPOONER

Registered Owner Mailing Address: [REDACTED]

Email: [REDACTED] Telephone: [REDACTED]

Interest of Applicant if not owner of site: _____

PART 2 PROPOSED DEVELOPMENT

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

An accessory building (outbuilding) to be used for cold/bad weather training of our two personal dogs, and storage of equipment related to the training of dogs, for various dog sports that we are involved in. This is non-commercial use, strictly personal use. The overhead door will be 12'x12' and lead to a large open space with a vestibule: no sink, no bathroom, no running water.

There is a 12'x20' tarp tent used for storage on a gravel pad. This is a temporary structure that will be removed as it is situated where the proposed building will be placed.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 1.44Ha / 2.83 Acres

Size Of Proposed Building: 3024 Sqft Height: 14 foot walls/22-23 foot peak (*Up to 28'

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

Utilities Presently On Site: Electricity / Natural Gas / Water / Septic

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

Utilities Proposed: Need to run natural gas from main gas line to building - To be performed by Meota Gas. Electricity already in place (*No water line to be provided)

Other Land Involved In Application: N/A

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). if you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.

PART 4 DEVELOPMENT

Specify other supporting material attached that forms part of this application. (e.g., Site Plan, Plot Plan, Architectural Drawings, etc.):

Site plan, house floor plans, elevation visuals of outbuilding.

Estimated Date of Commencement: Late summer 2026 Estimated Date of Completion: Early fall 2026

I, TREVOR LISKOWICH and SHARON SPOONER

hereby certify that I am:

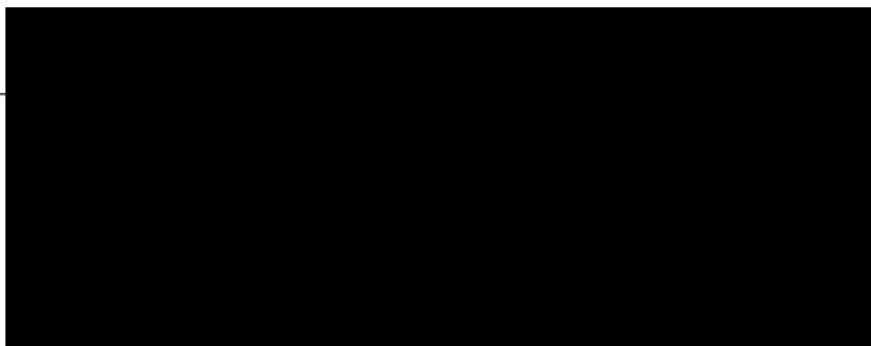
- ☒ The Registered Owner; or
- ☐ Authorized to act on behalf of the Registered Owner

Date: 2026/06/10

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.

Date



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.



Subject Parcel

Page Numbers									
3	4	5							
9	10	11	12	13	14	15	16		
17	18	19	20	21	22	23	24		
	26	27	28	29	30	31	32		
33	34	35	36	38	39	40			
41	42	43	44	46	47	48			
	51								

Legend

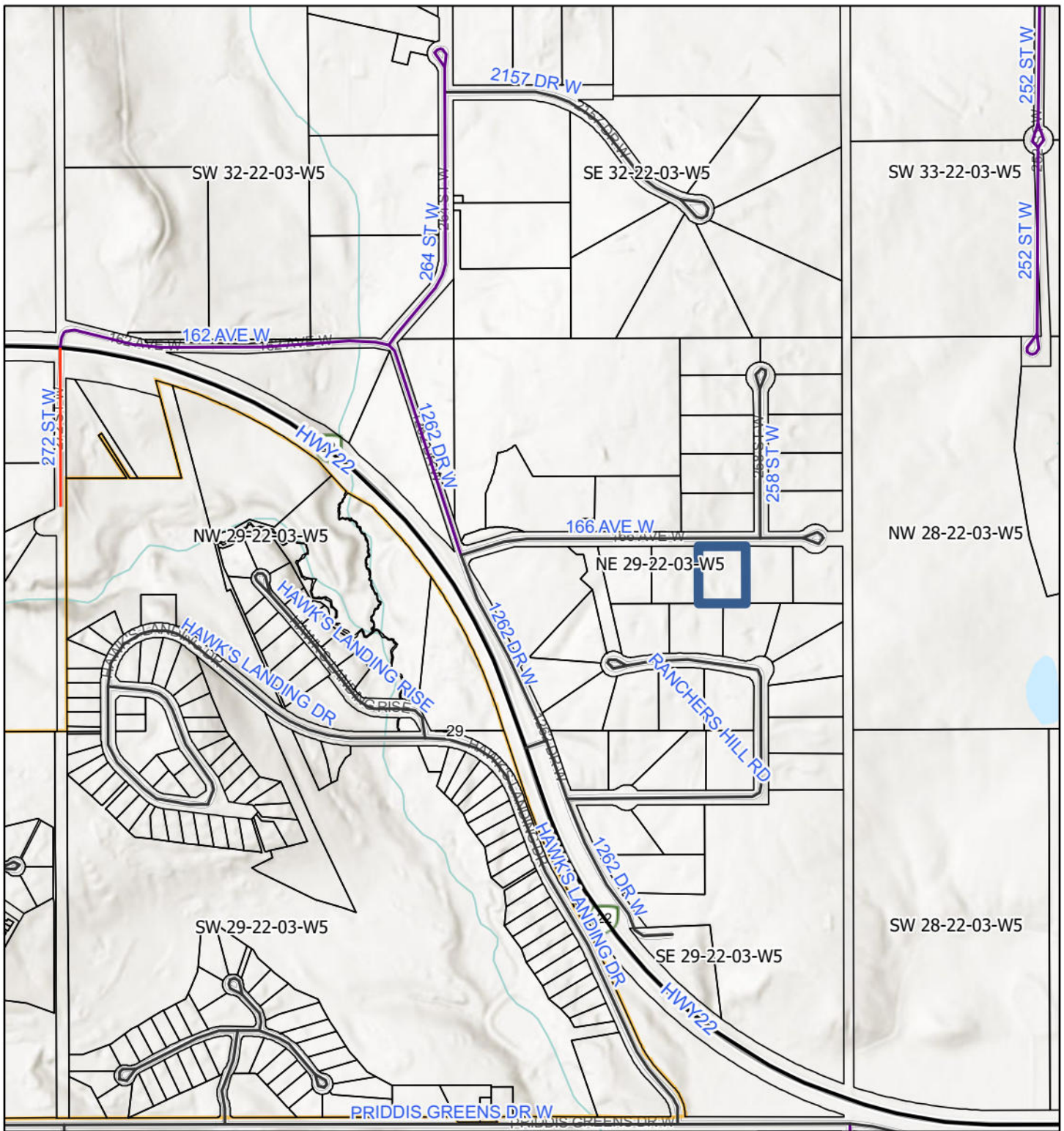
- County Roads
- Highways
- ⋯ In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- FPJ- Federal/ Provincial District
- MR- Municipal Reserve
- REC- Recreation
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"
- SD- Service District

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Data Sources Include Municipal Records and AtlasLIS.
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February 28, 2026

NE 29-22-3 W5; Plan 1212693, Block 2, Lot 11



2026-07-07, 4:14:23 p.m.

1:18,056

Roads

Gravel

Chips Seal / Oil

Pavement

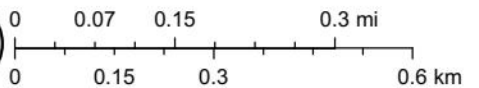
Highway

Parcels

Settlement

Hamlet

World_Hillshade



Esri, NASA, NGA, USGS, FEMA



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: August 26, 2026

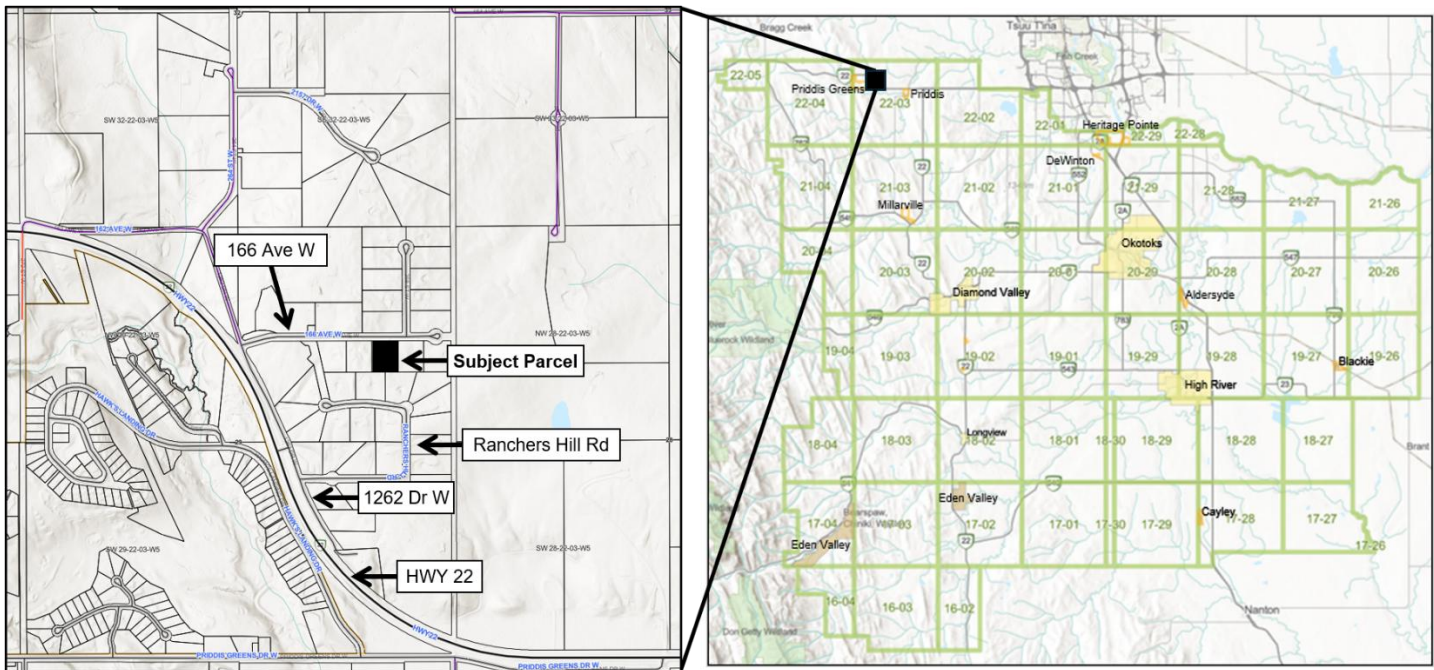
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

DEVELOPMENT APPLICATION FILE NUMBER: 26D201
LANDOWNER(S): TREVOR LISKOWICH & SHARON SPOONER
PROPOSAL DESCRIPTION:
OVERSIZED ACCESSORY BUILDING & EXISTING OVERSIZED GARAGE, ATTACHED
LEGAL DESCRIPTION: PLAN 1212693, BLOCK 2, LOT 11, PTN. NE 29-22-3 W5M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is a 2.83-acre Country Residential parcel immediately south of 166 Avenue West within the Ranchers Hill Area Structure Plan, which is east adjacent to the Hamlet of Priddis Greens. It is approximately 400 metres east of 1262 Drive West and Highway 22, and 106 metres north of Ranchers Hill Road.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for a Development Permit has been submitted to allow for the construction of an Oversized Accessory Building and to bring an existing Oversized Garage, Attached into compliance.

On a Country Residential District property between 2.0 and 2.99 acres in size, permanent dwellings are permitted up to three (3) accessory buildings with a cumulative size of up to 1,675 sq. ft. at a maximum height of 35 feet. Up to two (2)garages are permitted with a cumulative size of 1,200 sq. ft. This application proposes one Accessory Building for personal indoor dog training with a size of +/- 3024 sq. ft. and having a height up to 28 ft. The property also contains a 1372 sq. ft. garage attached to the primary dwelling.

Screening of the accessory building is proposed to be provided by existing and additional trees from all directions.

As the size of the existing garage and proposed accessory building will be greater than what is permitted for a property of this size, an application for a Development Permit must be considered as a Permitted Use with a Variance under the Country Residential Land Use District; therefore, decisions on applications for a Development Permit for this use are to the discretion of the Development Officer, and are 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 an Oversized Garage and Oversized Accessory Building on the subject parcel being a portion of NE 29-22-3 W5M; Plan 1212693, Block 2, Lot 11 has been considered by the Development Officer and is **APPROVED** subject to the following:

APPROVAL DESCRIPTION:

This approval allows for the development and use of Ptn. NE 29-22-3 W5M; Plan 1212693, Block 2, Lot 11 for the construction of an Oversized Garage, Attached (1372 sq. ft.), and Oversized Accessory Building (3024 sq. ft.) with a height of up to 28 ft., as proposed.

All development shall be located as to adhere to all applicable property line setbacks and in accordance with the submitted and accepted Development Permit application and plans as acknowledged as acceptable by 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, with appropriate vegetation screening to be maintained as proposed. **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 shall obtain any necessary building and safety code permits and inspections from the County to the discretion of the Safety Codes Officer. The development is required to illustrate compliance with the requirements of the Alberta Building, Plumbing, Electrical, and Fire Codes at all times;
3. The installation of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
4. It is the applicant's responsibility to provide written notification to the Development Authority upon completion of the development, as approved herein.

ADVISORY COMMENTS:

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

1. Providing variance for the oversized garage and accessory building exhausts the area of permitted Accessory Buildings and Garages on a property of this size. As such, no additional Accessory Buildings or additional garage space is permitted on the subject property without first obtaining the required approval(s) from Foothills County. This includes any structure with a roof; and/or any buildings with temporary foundations;
2. Development of the land shall comply with the requirements of the Building, Safety, and Fire Codes at all times;
3. 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;
4. 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;
5. The applicants will 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.
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.** A Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development must not proceed until this permit has been signed and issued.
3. 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.
4. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and can also be viewed on our website, www.foothillscountyab.ca.
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.

Shelby Peters

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 8, 2026 10:52 AM
To: [REDACTED]
Cc: Pierre-David Karolyi
Subject: Notice of Complete Application – Development Permit 26D 201

Good Morning,

Re: Notice of Complete Application – Development Permit 26D 201
Ptn: NE 29-22-3 W5M, Plan 1212693, Block 2, Lot 11
Oversized Accessory Building

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 July 8, 2026.

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Pierre-David Karolyi** at pierre-david.karolyi@foothillscountyab.ca.

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca

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

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



W. www.foothillscountyab.ca

Pierre-David Karolyi

From: Sharon & Trevor [REDACTED]
Sent: July 7, 2026 19:03
To: Pierre-David Karolyi
Subject: Re: Notice of Incomplete - Dog training building

Good evening, Pierre,

We are surprised by the level of detail that you are requiring, as the development permit application did not suggest this level of granular detail was necessary. During our phone conversations with your colleagues while preparing the application, they had indicated that our application should be simple to process as we were providing significantly more information than is typically given on DP applications submitted to the department.

For question 1, we'll follow your recommendation and over-estimate the height of the peak. Please record the estimated maximum height of the building to be 28 feet. It will likely be less, but as you are requiring a maximum height, let's go with the 28 feet.

For question 2, yes, the color schemes of the house are (dark)red, (light) cream/beige, brown and black. We intend to use the same color scheme for the out-building - creating a consistent construction palette.

-Trevor & Sharon

Please excuse the brevity and/or grammatical errors of this email as it was sent using a touch keyboard too small for human fingers.

On Jul 7, 2026, at 16:59, Pierre-David Karolyi <Pierre-David.Karolyi@foothillscountyab.ca> wrote:

Hello Sharon and Trevor,

Thank you for the clarification regarding the tent, its temporary use during construction is not a concern. To clarify the point about the garage, its size must be considered within this application regardless of whether a previous development permit was issued. As for the rest:

1. I am not asking for engineered plans, but a definitive maximum is needed for the height, whereas you have indicated an approximate height. Please confirm if the maximum will be 23 feet and, if unsure, it is best to make an overestimate as the subsequent Building permit will be limited to this height.
2. I am not asking for a final formal design from the builder, but development permits do consider a certain level of design. I understand that you have an idea of how you

Pierre-David Karolyi

From: Pierre-David Karolyi
Sent: July 7, 2026 17:00
To: 'Sharon & Trevor'
Subject: RE: Notice of Incomplete - Dog training building

Hello Sharon and Trevor,

Thank you for the clarification regarding the tent, its temporary use during construction is not a concern. To clarify the point about the garage, its size must be considered within this application regardless of whether a previous development permit was issued. As for the rest:

1. I am not asking for engineered plans, but a definitive maximum is needed for the height, whereas you have indicated an approximate height. Please confirm if the maximum will be 23 feet and, if unsure, it is best to make an overestimate as the subsequent Building permit will be limited to this height.
2. I am not asking for a final formal design from the builder, but development permits do consider a certain level of design. I understand that you have an idea of how you want this structure to look; is your intent to have colours relatively similar to the house (reddish and beige), and are additional trees considered on the south side of the building?

You do not need to make any further expenses for this application to be complete, but we do need to understand exactly what is being requested and how it aligns with the community. To continue processing the application, I will need complete responses to the two outstanding items noted above.

Best regards,

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



From: Sharon & Trevor [REDACTED]
Sent: July 7, 2026 14:53
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sharon & Trevor [REDACTED]
Subject: Re: Notice of Incomplete - Dog training building

Good afternoon, Pierre,

1. You will need to follow-up with our builder - Woodmaster Homes LTD - regarding the Development Permit, as they were the ones who managed all permits and construction.
 1. We were not provided with any copies of permits by the builder
2. The tent is a temporary free-standing structure. We plan to dismantle the tent once the building is constructed - but it will be needed for storage until the building is in place.
3. As you can see in Part 3 of the application, the peak of the building will be approximately 22'-23'
4. Colours that are being considered align with the colours of the house and we intend to use the mixed colours so that building will not be a single coloured wall - until we know that the DP is approved we are not entering into the formal design process with the builder(s) to avoid the design costs should the DP not be approved.

-Trevor & Sharon

On Jul 7, 2026, at 11:24 AM, Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca> wrote:

Hello Trevor,

Thank you for the provided information. The signatures were present digitally but did not print on our end; this has been solved. I have four follow-up questions/clarifications:

1. I do not see a development permit for this property although the garage is over 1,200 sq. ft., which requires a variance on size as well. To regularize the situation, please include this within your application, unless there is a development permit that we could not find. A building permit would not suffice as they do not review bylaw requirements. This does not add to the application fee.
2. Is the tent to be used elsewhere or fully removed with construction of the building? If kept, please indicate where.
3. For height, please indicate the maximum height the building should have regardless of who the builder is, as this will be the maximum height approved for the subsequent building permit.
4. For the screening/visual, has siding colour been considered to soften the view, and are additional trees considered beyond the shrubbery, particularly on the south side?

Engineered plans are not required for a development permit as our role is to verify the compliance to the land use bylaws and to manage use conflicts, density and screening. We approve development to certain maximum sizes/heights and for certain uses.

Best regards,

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

Planning & Development Officer – Foothills County

[Foothills County](#)

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

t: (403) 603-6310

<image001.jpg>

From: Sharon & Trevor [REDACTED]
Sent: June 30, 2026 18:
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sharon & Trevor [REDACTED]
Subject: Re: Notice of Incomplete - Dog training building

Good afternoon Karolyi,

Thank you for your email. In response to the areas you identified being deficient:

1. It seems a bit redundant to complete the Letter of Authorization form as we are the land-owners (applicants), and both of us have signed all other documents. However, as you have requested to have this form completed and signed we have done so, and have included with this email.
2. We are uncertain where you need us to sign in addition to where we had already signed in part 4 of the application. Please elaborate.
3. Please find attached, copies of the
 1. A clearer site plan for the Outbuilding (Proposed placement of Outbuilding) which provides the distances from the north and east property line
 2. The site survey (22-0058PP-R01) from when the house was built onto the property with the requested household information is attached with this email to provide.
 3. The House blueprints that were utilized to build the house - and approved by Foothills County in 2022 - and show:
 1. The main floor is 2067 sqft
 2. The basement is 1485sqft
 3. The attached garage is: 49'x28' (1,372sqft)
 4. There is a 12'x20' tarp tent used for storage on a gravel pad. This is a temporary structure that will be removed as it is situated where the proposed building will be placed.
4. We are currently in the design phase of the building with the builder, so cannot offer the elevation measurements you are requesting. We do not plan to pay for engineered drawings with all the detailed measurements until we know that the development permit is approved
 1. Are you saying that we need to bring in a land survey company to perform the land elevation survey prior to the issue of the development permit?
 2. We are having some disagreements with the builder that may lead us to a different builder who would build a building with a foundation rather than a pole building. This will again impact wall elevations. and final design, though the overall footprint should remain the same.
5. Floor plans
 1. This will be one large open space and a small "vestibule" for storage and footwear
 1. No bathroom
 2. No Sink
 3. No running water
 4. The pre-existing electrical field panel will be integrated into the east wall
 5. Natural gas will be run to the building upon completion of the structural build.
 2. Please see attached file (Floor Plan)
 3. The overhead door will be 12'x12'

1. This will allow easy access to move agility equipment in/out of the building,
2. On rainy days it will allow us to open it to allow air movement into the building - we will likely install a chain link gate into the opening
6. Photo of the house is attached
7. We are aware of the restrictive covenants. and work to align with the guidelines The construction has been discussed with the immediate neighbours - and no concerns have been raised.
8. In our discussions with the development permit department of Foothills county we are aware that there are size limited to the size and number of buildings that can reside on our property without being issued a development permit
 1. The proposed outbuilding exceeds those limits. We were informed by Foothills County that a develop permit is required to add a building that would exceed those limits. This is why we are requesting the development permit
 2. The building is being place in an unobtrusive section of the property,
 1. It will be surrounded by a number of pre-existing trees
 2. We plan to soften the appearance of the building through additional shrubbery and landscaping upon completion of the build.
 3. This building dimensions are the optimal size for in-climate weather conditions training for dogs. While a smaller space could be utilized, it will increase the risk of injury to the dogs during the training.
 4. Other locations were considered
 1. Using the intended location
 1. uses trees to screen the building from neighbours
 2. reduces utility infrastructure cost as it will integrated the existing field panel into the proposed building
 3. Offers the shortest natural gas run
 2. Other locations were not appropriate as they would:
 1. affect the views of neighbours
 2. impacted how we currently utilize the land
 3. would require significant engineering to account for the spring run-off flows.

As a final note, we have no intention of owning 4 or more dogs nor do with wish to become a private kennel. For the sports we do, and the training involved, two dogs is enough.

-Trevor & Sharon

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

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On Jun 30, 2026, at 1:38 PM, Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca> wrote:

Greetings,

My name is Pierre Karolyi and I am the Development Officer that has been assigned to your Development Permit Application for an Accessory Building for Personal Dog Training. Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete or incomplete.

This email is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of June 30, 2026, and asking for certain required elements to be provided.

Applicants must submit updated documents (site plan, forms, proposal, etc.) to ensure consistent information throughout the entire application package. Responses provided only within the email body **will not be considered** unless otherwise specified. When appropriate, revisions or additions on existing documents are recommended to be indicated with a different colour for ease of review.

The following information and/or documentation must be provided to the undersigned no later than **July 30, 2026**:

1. Completion of the Letter of Authorization form (found within the application form at [Development Permit Applications | Foothills County](#)), required so that we have done our due diligence that one of the landowners can speak for all.
2. Please also fill in Part 4 of the application form through the addition of your signature. This can be done by updating the provided forms or by filling them anew.
3. On an updated copy of the site plan (current available image is very blurry), indication of:
 - a. The distance of the proposed building from the north and east property line
 - b. Total lot coverage of current property and proposed result, which means the area of a lot covered by:
 1. a building or group of buildings
 2. their accessory buildings and roofed structures; and
 3. all impervious surfaces
 - c. The square footage of the attached garage
4. Elevations of each wall of the proposed building including materials, dimensions of garage door, and total height to the peak both from the highest ground level and lowest ground level of the building (to account for slope).
5. A floor plan of the proposed building indicating any rooms or dimensioned spaces, services such as sinks and bathrooms, etc. with clear labelling.
6. A photo of your principal dwelling.
7. Your property is subject to a restrictive covenant that affects buildings and uses. Please indicate through email whether you are familiar with this Covenant, whether you have ensured meeting the limitations of this Covenant, and whether you've discussed it with your neighbours (they can appeal an approval).

8. The property is within the Rancher's Hill Area Structure Plan area, which contains uses and buildings generally dissimilar to the proposed building. Please indicate through email whether you have considered a different location on the parcel, smaller size, and screening of the building from neighbouring properties. At this building is significantly larger than permitted for this property size (see table below) and nearer the upper end of the other size category, it may get refused:

<image004.png>

Please note that this is a preliminary assessment and that further elements are likely to be required in addition to this list in response to provided information.

Finally, please note that in the eventuality that you would wish to have 4 or more dogs, the proposed location does not conform with the land use bylaw for a private kennel, which would make it difficult to "upgrade" to such. The land use bylaw requires dog facilities of kennels to be at the rear of the principal building.

Best regards,

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

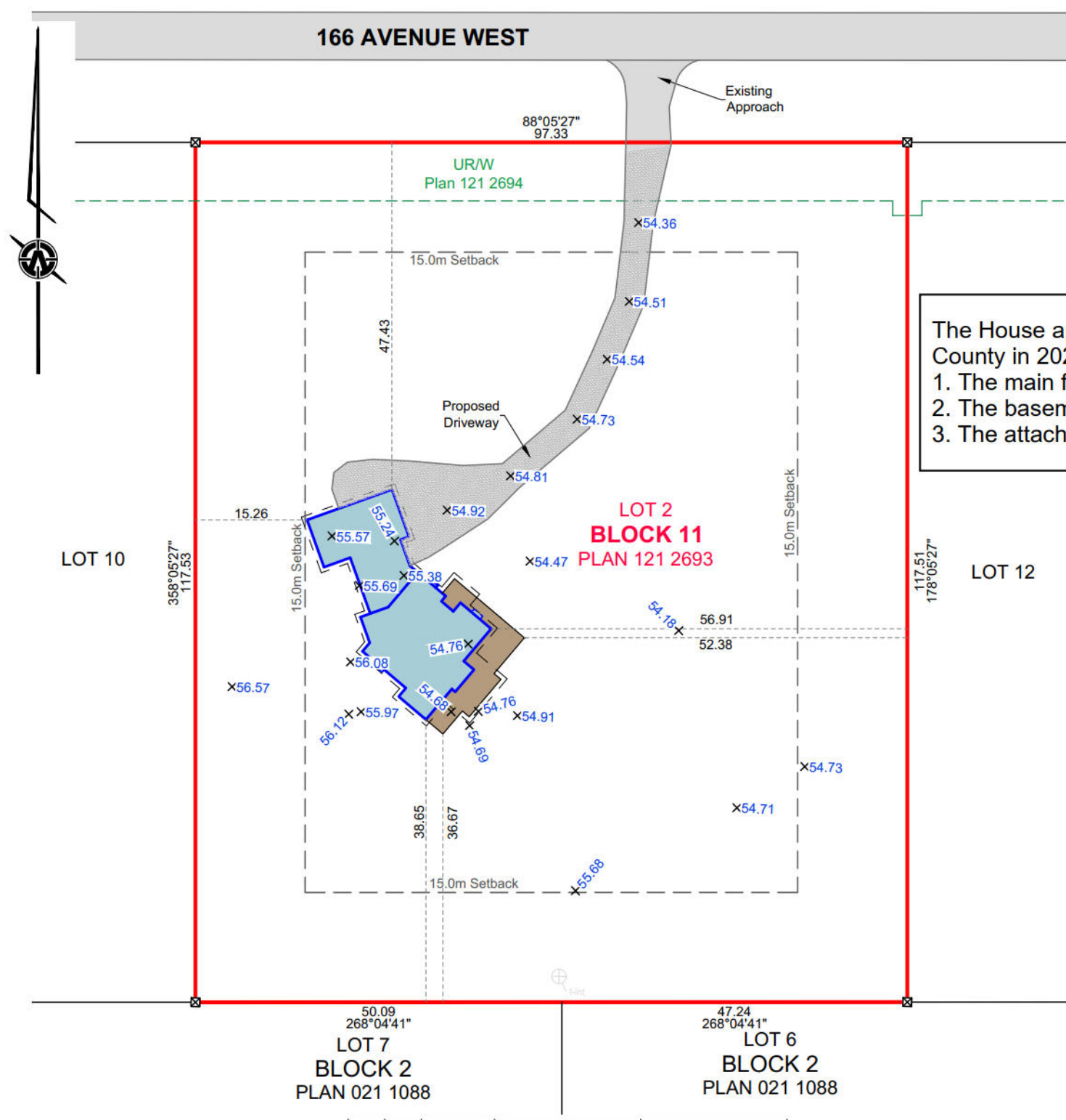
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pierre-david.karolyi@foothillscountyab.ca

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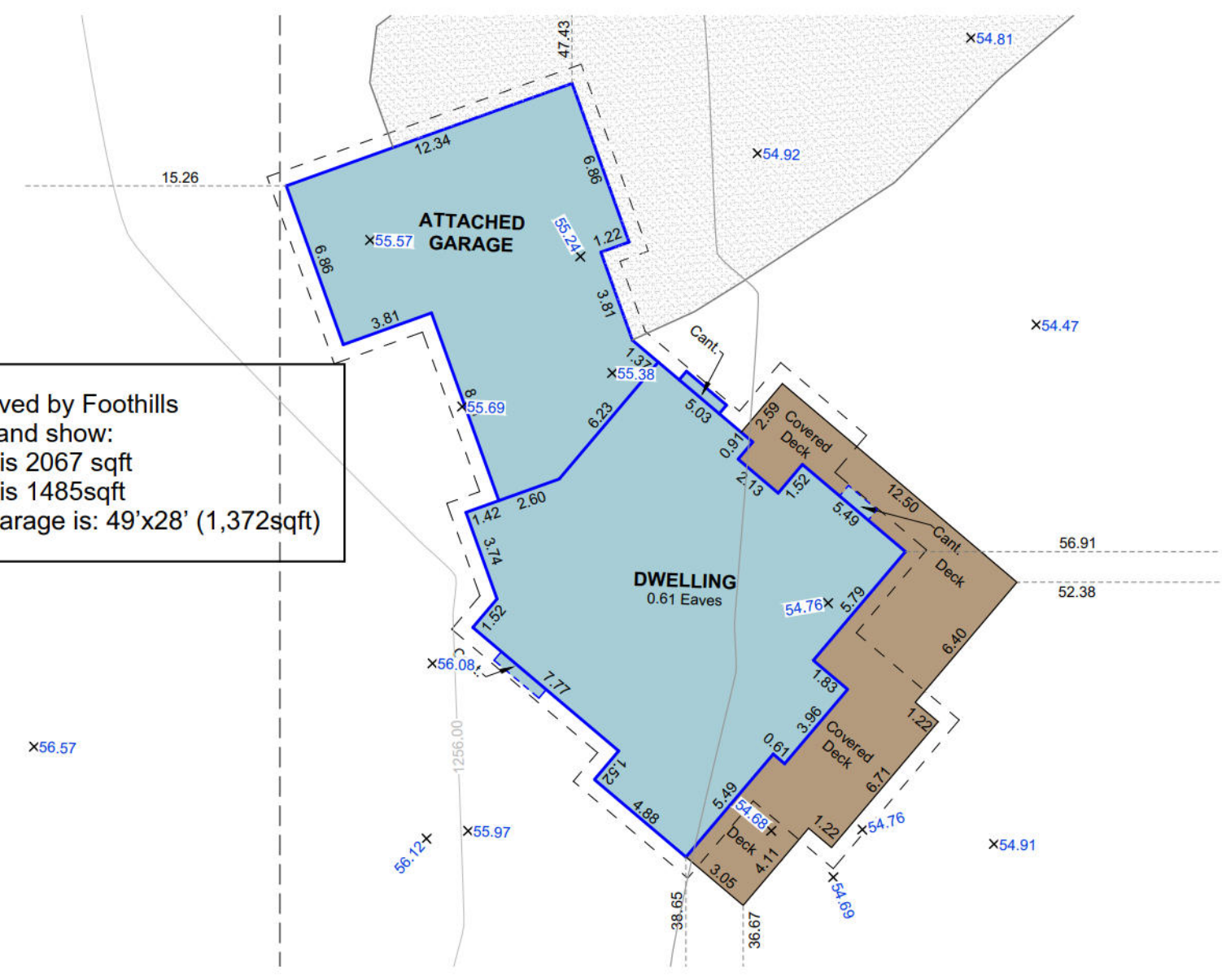
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[EXTERNAL EMAIL] This email has originated from outside of the Foothills County organization. Do not click on any links or open any attachments unless you recognize the senders Name and Email address.



The House approved by Foothills County in 2022 - and show:
1. The main floor is 2067 sqft
2. The basement is 1485sqft
3. The attached garage is: 49'x28' (1,372sqft)



ZONING: CR
Setbacks
Front 15.0m
Rear 15.0m
Side 15.0m

PLOT PLAN

SUBJECT PROPERTY:

LOT 2, BLOCK 11, PLAN 121 2693
FOOTHILLS COUNTY, ALBERTA

NOTES :

1. All distances and elevations are in metres and decimals thereof.
2. Bearings are UTM-Z11 Grid (ATS V4.1).
CSF: 0.999821
3. Elevations are Geodetic, derived from LiDAR data (Source: Altalis 15 DEM) and are truncated by 1200m.

LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN.

- Iron Post found: 
Calculated Position: 
Spot Elevations: 
Boundary of Subject Property: 
Right-of-Way: 
Exterior Wall: 
Fence: 

- | | | | | | |
|-------|-------|---------------------|-------|-------|----------------------|
| A | ..... | Arc | I | ..... | Iron Post |
| A/C | ..... | Air Conditioner | m | ..... | metre |
| A.G. | ..... | Above Ground | Mk. | ..... | Mark |
| AR/W | ..... | Access Right-of-Way | OD | ..... | Overland Drainage |
| Calc | ..... | Calculated | P/L | ..... | Property Line |
| Cant. | ..... | Cantilever | R | ..... | Radius or Radial |
| Conc. | ..... | Concrete | (R) | ..... | Radial |
| c.s. | ..... | Countersunk | Rest. | ..... | Restored |
| Fd. | ..... | Found | Ret. | ..... | Retaining |
| fdn | ..... | Foundation | R/W | ..... | Right-of-Way |
| Fl. | ..... | Floor | UR/W | ..... | Utility Right-of-Way |
| G.L. | ..... | Ground Level | W/W | ..... | Window Well |

Dated at Okotoks, Alberta,
February 18, 2022.


M. Kent Croucher, A.L.S.

© Copyright Absolute Surveys Inc., 2022

1	Revise Dwelling Location	Feb. 18, 2022	MD/KC
REV.	COMMENT	DATE	INITIALS
		69 Elma Street West Okotoks, Alberta T1S 1J8 Office: 587-757-0634	
CAD File : 22-0058PP-R01		Job No.: 22-0058	Page: 1 of 2



166 AVENUE WEST

88°05'27"
97.33

UR/W
Plan 121 2694

Existing
Approach

15.0m Setback

48'

60'

(15m from E
property line)
(+/-50-52')

Proposed
Driveway

56'

LOT 2
BLOCK 11
PLAN 121 2693

LOT 10

LOT 12

369°05'27"
117.63

117°51'
178°05'27"

15.0m Setback

15.0m Setback

15.26

55.57

55.74

55.59

55.06

55.97

54.81

54.92

54.47

54.73

54.71

54.69

54.76

54.91

54.85

54.67

55.69

266°04'41"

LOT 7
BLOCK 2
PLAN 021 1088

47.24

266°04'41"

LOT 6
BLOCK 2
PLAN 021 1088

55.57

55.74

55.59

55.06

55.97

54.81

54.92

54.47

54.73

54.71

54.69

54.76

54.91

54.85

54.67

55.69

266°04'41"

LOT 7
BLOCK 2
PLAN 021 1088

47.24

266°04'41"

LOT 6
BLOCK 2
PLAN 021 1088

55.57

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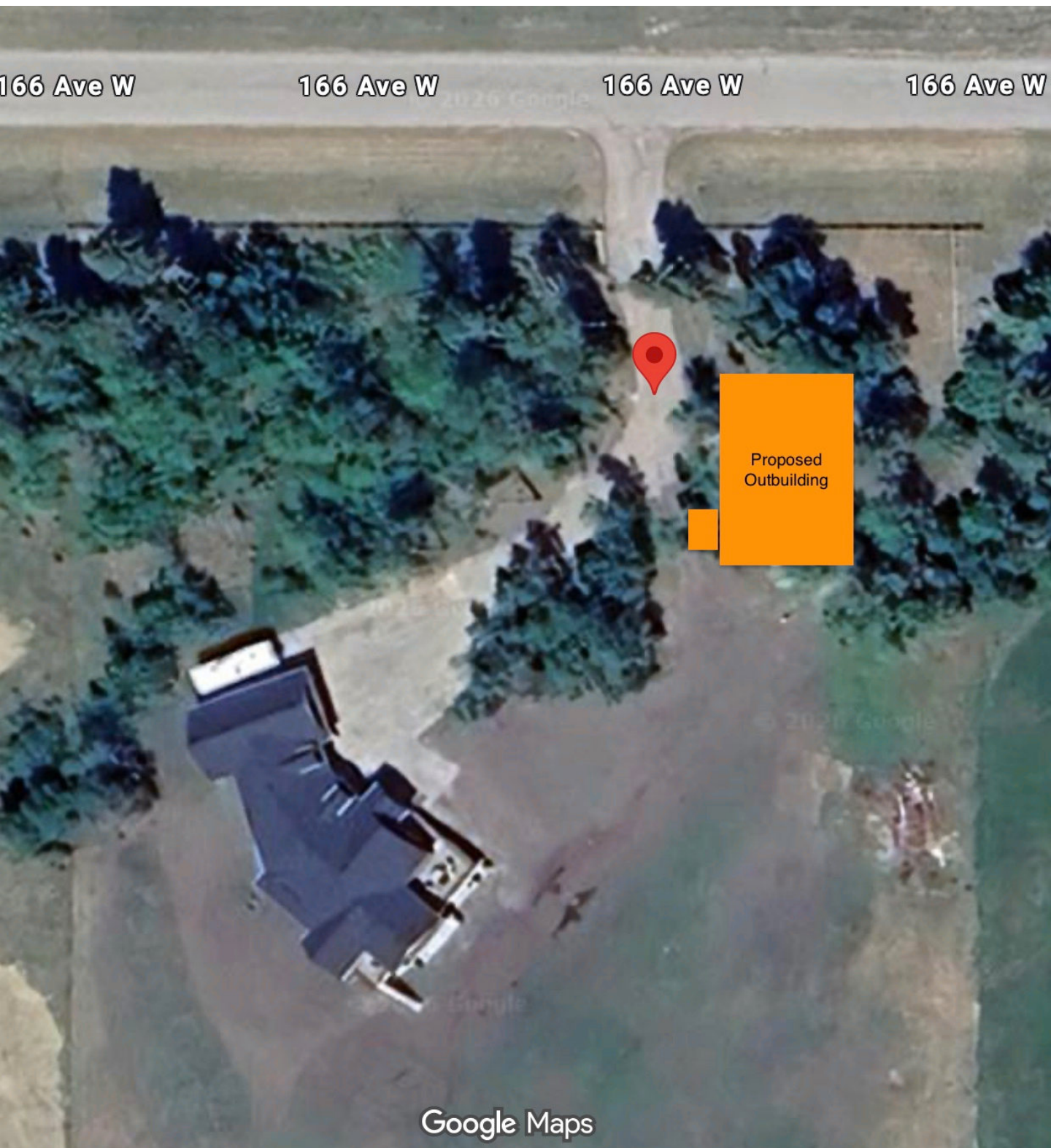
266°04'41"

LOT 7
BLOCK 2
PLAN 021 1088

47.24

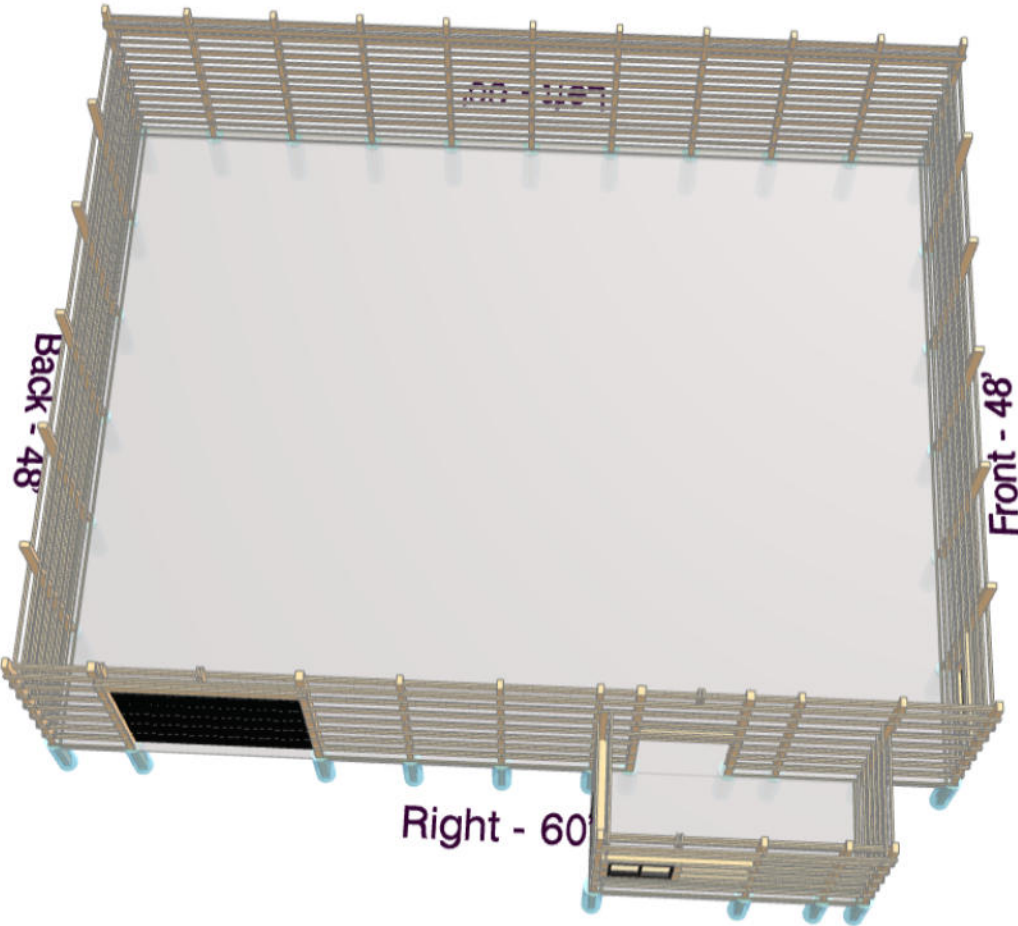
266°04'41"

LOT 6
BLOCK 2
PLAN 021 1088



(*The color schemes of the house are (dark)red, (light) cream/beige, brown and black. We intend to use the same color scheme for the out-building - creating a consistent construction palette.)





Pierre-David Karolyi

From: Sharon & Trevor [REDACTED]
Sent: August 19, 2026 15:57
To: Pierre-David Karolyi
Cc: Sharon & Trevor
Subject: Re: Notice of Incomplete - Dog training building

Over the past five years to screen our property from the surrounding properties, we have already planted:

SW corner

- Three Larch
- One Spruce
- One Maple
- Two popular
- One Russian Olive Tree

SE Corner

- Three Aspen
- 5 Spruce
- 2 Maples
- 2 Aspen
- 2 Poplar
 - With additional propagating growth occurring

Middle of South property line

- Mountain Ash
- Maple

Along the east line where the black house shows:

- 12 spruce

Post build once we have a better sense of the appearance we will plant along the south side of the building

- Trees
- Shrubs
- Juniper

-Trevor & Sharon

On Aug 19, 2026, at 3:35 PM, Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca> wrote:

Hello Sharon and Trevor,

Thank you for the time spent taking and labelling these photos, they do provide much clarity on what I sought for the decision. The planted trees I can see on the east side do assist in providing screening to the large building, and I'm gathering that the southeast and southwest have growing saplings.

My remaining reservation is possibly due to smaller planted trees not showing clearly in the photos, but there is one southern sightline that remains seemingly open, with the building possibly being visible above the slope to the south (I did a quick check on Google Street View). I've marked the sightlines that I am satisfied with in green, those that I was concerned with but am now satisfied with in yellow, and the remaining sightline in orange from Ranchers Hill Rd. I do note that you've indicated landscaped greenery, but could you provide me with at least written confirmation that this would include some trees or that this sightline is or will be covered on the south property line? If this is your intent, please let me know, and I'll merely add to the decision that you are providing general tree cover from all sides of the property.



Best regards,

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

Planning & Development Officer – Foothills County

Foothills County

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

t: (403) 603-6310

pkarolyi@foothillscountyab.ca



Please be advised that I am not in the office on Fridays.

From: Sharon & Trevor [REDACTED]
Sent: August 19, 2026 14:53
To: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Cc: Sharon & Trevor [REDACTED]
Subject: Re: Notice of Incomplete - Dog training building

Good afternoon, Pierre,

We've thought further on our phone call.

Our plan is to use trees and shrubs to screen the building from the view of other properties - and have already done some of planting. We can't necessarily do more until the building is completed and debris cleaned up.

Please see the four attached photos, taken standing 25 feet south of where the building's South wall would be. You are able to see how sight-lines are already obscured by trees we and others have already planted.

If this information suffices to allow you to approve the DP please let us know. We're still happy for you to come out tomorrow morning at 9am. Just trying to save you the trip.









-Trevor & Sharon

On Aug 17, 2026, at 8:55 AM, Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca> wrote:



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 376 797 1212693;2;11 221 100 046

LEGAL DESCRIPTION
PLAN 1212693
BLOCK 2
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.144 HECTARES (2.83 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;22;29;NE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 211 008 371

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

221 100 046 12/05/2022 TRANSFER OF LAND \$350,000 CASH

OWNERS

TREVOR LISKOWICH

AND

SHARON SPOONER

BOTH OF:

FOOTHILLS

ALBERTA T0L 1W2

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 231212404)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

761 119 951 28/09/1976 UTILITY RIGHT OF WAY
GRANTEE - MEOTA GAS CO-OP ASSOC. LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

221 100 046

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

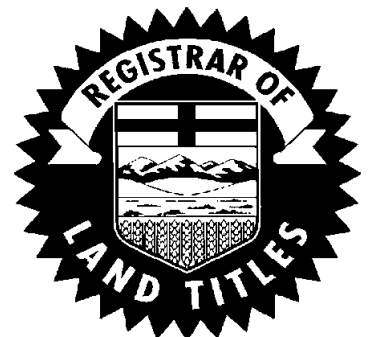
121 243 865	19/09/2012	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
121 243 972	19/09/2012	UTILITY RIGHT OF WAY GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. GRANTEE - TELUS COMMUNICATIONS INC. GRANTEE - MEOTA GAS CO-OPERATIVE ASSOCIATION LIMITED. AS TO PORTION OR PLAN:1212694
121 243 973	19/09/2012	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:1212694
121 243 974	19/09/2012	RESTRICTIVE COVENANT
221 189 914	08/09/2022	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. P.O. BOX 115, COMMERCE COURT POSTAL STATION, TORONTO ONTARIO M5L1E5 ORIGINAL PRINCIPAL AMOUNT: \$900,000

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF JULY,
2026 AT 04:22 P.M.

ORDER NUMBER: 57689244

CUSTOMER FILE NUMBER: AS_Planning



END OF CERTIFICATE

(CONTINUED)

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) .

NE 29-22-3 W5; Plan 1212693, Block 2, Lot 11



2026-07-07, 4:09:38 p.m.

 Parcels

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



1:1,128

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

If no wells are listed on-site:

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

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

OR

If wells are listed on-site:

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

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

Owner/Agent

DATED: this _____ day of _____, 20_____.

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



Abandoned Well Map Viewer

Search for ...

×

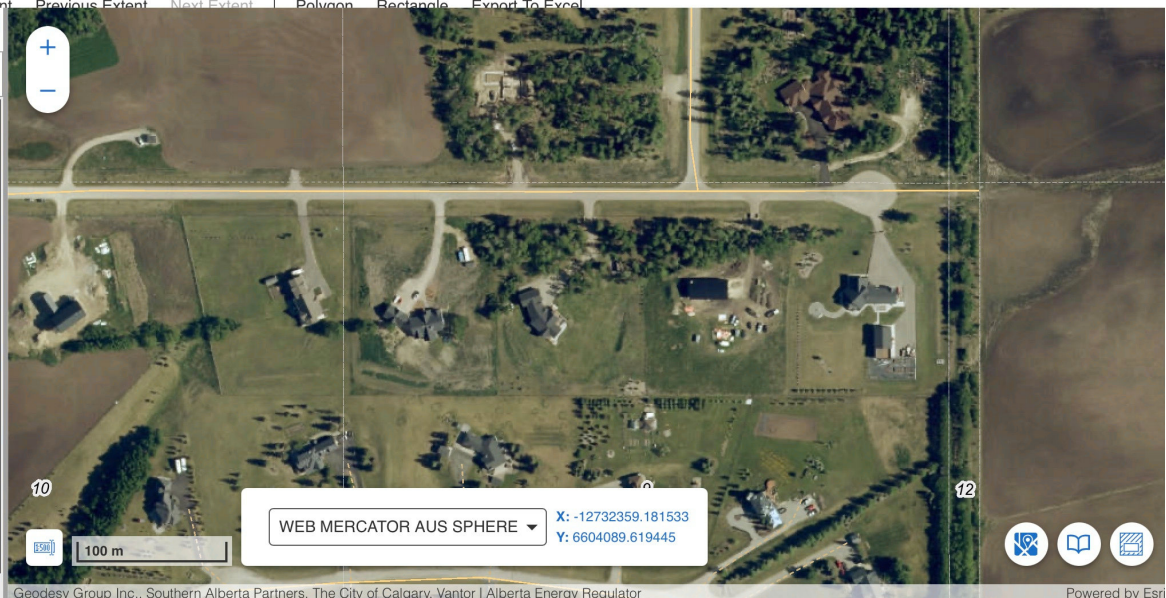
Q

Getting Around Annotate Analysis

Print Help Zoom In Full Extent Previous Extent Next Extent Polygon Rectangle Export To Excel

Welcome Layers Legend >

- ☒ Aband Well > ⋮
- ☒ Acces: > ⋮
- ☒ Albertz Towns > ⋮
System
- ☐ First Nation > ⋮
- ☐ Métis > ⋮
- ☒ Hydro > ⋮
- ☒ Munici > ⋮



Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 201	Highway(s):	22
Legal Land Location:	QS-NE SEC-29 TWP-022 RGE-03 MER-5	Municipality:	Foothills County
Decision By:	Evan Neilsen	Issuing Office:	Southern Region / Calgary
Issued Date:	July 10, 2026	AT Reference #:	RPATH0074378
Description of Development:	Oversized Accessory Building		



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

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

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

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

1. In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. The Ministry of Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.

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



Issued by **Evan Neilsen, Development and Planning Technologist**, on **July 10, 2026** on behalf of the Minister of Transportation and Economic Corridors

Alison Schori

From: Logan Jamieson <logan.jamieson@fortisalberta.com> on behalf of Land Service <landserv@fortisalberta.com>
Sent: July 9, 2026 8:53 AM
To: FC_Planning
Subject: FW: [CAUTION] Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026
Attachments: 26D 201 Circ Package.pdf

Hello,

FortisAlberta has no concerns with the proposed development.

Please contact 310-WIRE for electrical services, or if working within 8 metres of our facilities to arrange for an onsite safety orientation.

Take Care

Logan Jamieson | Land Coordinator Student, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | 403-514-4013



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Wednesday, July 8, 2026 10:43 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Land Service <landserv@fortisalberta.com>; admin@meotagas.com; circulations@telus.com
Subject: [CAUTION] Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026

THINK BEFORE YOU CLICK:

Before taking any action, please pause and review this message for any **Red Flags** and signs of phishing. If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

Good morning,

Find attached our circulation for development permit 26D 201. Please review and respond **prior to August 10, 2026.**

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

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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

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



W. www.foothillscountyab.ca

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Shelby Peters

From: simone.richter@meotagas.com
Sent: July 28, 2026 4:08 PM
To: FC_Planning
Cc: 'Meota Gas Co-op Ltd. - Admin'
Subject: RE: Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026

Categories: Shelby Peters

Meota Gas Co-op has no issue with this application.

Simone

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 8, 2026 10:43 AM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; landserv@fortisalberta.com; admin@meotagas.com; circulations@telus.com
Subject: Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026

Good morning,

Find attached our circulation for development permit 26D 201. Please review and respond **prior to August 10, 2026.**

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

Regards,

**Foothills County
Planning & Development**

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



W. www.foothillscountyab.ca

Pierre-David Karolyi

From: Kallum Umscheid
Sent: August 18, 2026 09:23
To: FC_Planning
Cc: Pierre-David Karolyi
Subject: RE: Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026
Attachments: 26D201 PW Comments.pdf

Good morning,

Following review, Public Works has no comments or concerns.

Please let me know if you have any questions or comments.

Sincerely,



Kallum Umscheid
Engineering Technologist
Public Works

Direct: 403.336.4522

Email: kallum.umscheid@foothillscountyab.ca

Please be advised that I am not in the office on Fridays

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: July 8, 2026 10:43 AM
To: Dev PWRev <DevPWRev@FoothillsCountyAB.ca>
Cc: Pierre-David Karolyi <Pierre-David.Karolyi@FoothillsCountyAB.ca>
Subject: Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026

Good morning,

Find attached our circulation for development permit 26D 201. Please review and respond **prior to August 10, 2026.**

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

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca

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

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

Pierre-David Karolyi

From: circulations . <circulations@telus.com>
Sent: July 8, 2026 13:47
To: FC_Planning
Subject: Re: Circulation Package for Development Permit 26D 201 Please Respond by August 10, 2026

Categories: Kayla Baxter

Good Day,

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

Regards,

Joanne Bourdage

Real Estate Specialist | TELUS Land Solutions Team

National Network Planning (NNP)
2930 Centre Avenue NE, Calgary, AB T2A 4Y2

The future is friendly®

circulations@telus.com

On Wed, Jul 8, 2026 at 10:43 AM FC_Planning <Planning@foothillscountyab.ca> wrote:

Good morning,

Find attached our circulation for development permit 26D 201. Please review and respond **prior to August 10, 2026.**

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

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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



W. www.foothillscountyab.ca

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**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

August 26, 2026

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«City», «Prov» «Postal»

Dear Sir/Madam:

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

Development Permit Application File#:	26D 201
Legal Description:	NE 29-22-03 W5M; Plan 1212693, Block 2, Lot 11
Approval Description:	Oversized Accessory Building & Existing Oversized Garage, Attached
Applicant/Owner	Trevor Liskowich & Sharon Spooner (Owner)
Location:	Located immediately south of 166 Avenue West within the Ranchers Hill Area Structure Plan, which is east adjacent to the Hamlet of Priddis Greens. It is approximately 400 meters east of 1262 Drive West and Highway 22, and 106 meters north of Ranchers Hill Road.

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 September 17, 2026**. Notices of Appeal received after the 21-day notification period will be invalid.

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

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

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

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

Yours truly,
FOOTHILLS COUNTY

Original Signed By...

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

PK/ml
Encl. – Development Authority Decision

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

G

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

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

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

UTILITIES mean any one or more of the following:

- systems for the distribution of gas, whether artificial or natural.
- facilities for the storage, transmission, treatment, distribution, or supply of water.
- facilities for the collection, treatment, movement, or disposal of sanitary sewage.
- storm sewer drainage facilities.
- systems for electrical distribution and lighting.
- systems for telecommunications distribution, being telephone, internet, and cable TV.

UTILITY BUILDING means a building in which the proprietor of a utility company maintains or houses any equipment used in connection with the utility.

UTILITY SERVICES, MAJOR means development for public or private utility infrastructure purposes which is likely to have a major impact on the environment or adjacent land uses by virtue of their emissions, effect, or appearance. Typical facilities would include sewage and/or water treatment plants, sewage lagoons, dams, power generating stations, cooling plants, incinerators, and, and high voltage electrical transmission towers.

UTILITY SERVICES, MINOR means development for public or private utility infrastructure purposes which is both basic and common to the development of a County and has relatively minor impact on the environment or adjacent land uses by virtue of their emissions, effect, or appearance. Typical facilities would include natural gas lines and regulating stations, telephone exchanges and lines, water and sewer lines, public roadways, local electrical transmission and distribution facilities, and television cable lines, but excludes telecommunication towers but does not include an Anaerobic Digester Facility.

V

VARIANCE means a relaxation of the terms of the land use in accordance with *Section 5.6 Variance* of this bylaw.

VEHICLE means a device on wheels, runners or tracks designed for the carrying of people or goods. Vehicles include but are not restricted to automobiles, trucks, trailers, all-terrain vehicles, and snowmobiles.

VEHICLE, LARGE COMMERCIAL see Commercial Vehicle, large.

VEHICLE SIGN: a sign that is mounted, affixed, or painted onto an operational or non-operational vehicle, including but not limited to trailers with or without wheels, Sea-cans, wagons, motor vehicles, tractors, recreational vehicles, mobile billboards, or any similar mode of transportation that is left or placed at a location clearly visible from a highway.

VEHICLE TRIP means one motor vehicle travelling to and from a specific site. (round trip).

W

WAREHOUSING AND STORAGE means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles, or any waste material.

WAREHOUSE SALES means a facility used for the wholesale or retail sale of a limited range of goods from within an enclosed building where the size and nature of the principal goods being sold typically requires a large floor area for storage and display. Typical uses include but are not limited to sales of furniture, carpets, major appliances, and building materials. This use does not include the retail sale of food or of a broad range of goods for personal or household use.

WASTE INCINERATION ENERGY RECOVERY means a waste management process that combusts waste to produce energy but does not include an Anaerobic Digester Facility.

PART 2 PLANNING & DEVELOPMENT **APPLICATIONS**

PREAMBLE

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

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

SECTION 4 APPLICATION REQUIREMENTS FOR DEVELOPMENT PERMIT AND LETTERS OF COMPLIANCE

4.1 DEVELOPMENT PERMIT REQUIRED

- 4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless:
- a. A Development Permit has first been issued pursuant to this Bylaw.
 - b. The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development.
 - c. A Building Permit has been obtained when the Building Officer so requires.
 - d. All necessary plumbing, gas, septic and electrical permits have been issued.

4.2 NO DEVELOPMENT PERMIT REQUIRED

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

Access Road:

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

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

Accessory Buildings/Structures:

- 4.2.1.7 A detached accessory building where it is accessory to a primary residence:
- a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district "A", Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and
 - b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district "A", Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

- 4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.
- 4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where:
- a. the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft.), on Agricultural zoned properties; or
 - b. the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts.
- excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.
- 4.2.1.10 Works of maintenance, repair, or alteration on a building, internally or externally, if in the opinion of the Development Authority such work does not include structural alterations or change the use or intensity of use of the building.
- 4.2.1.11 The completion of a building which was lawfully approved whether or not it was under construction at the date this Bylaw comes into full force and effect, provided that:
- a. The building is completed in accordance with the terms and conditions of any permit granted by the County.
 - b. The building, whether or not a permit was granted or required, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect.
- 4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.
- 4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements.

Accessory Uses

- 4.2.1.14 The temporary storage of the following number of unoccupied recreation vehicles on a parcel where a dwelling unit exists on site and the use is listed as a Permitted Use,
- a. No more than five (5) unoccupied recreation vehicles on a parcel where it is located outside of a Hamlet boundary.
 - b. No more than one (1) unoccupied recreational vehicle on a parcel in all other land use districts where listed as a permitted use.
 - c. Notwithstanding Section 2.4.2 “Special Provision for Parcels with Sub-districts”, the above exemption to a Development Permit is applicable on sub-district “A:” designated lands.

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

- e. Is compatible with surrounding areas in terms of land use (including the use, function, enjoyment, and value of adjacent lots), scale of development, and potential effects on the stability or rehabilitation of the area.
 - f. Is appropriate having regard for geotechnical considerations such as flooding and slope stability.
 - g. Will not cause a negative effect on community services and facilities such as schools, parks, fire protection, and health.
 - h. Any potential adverse effect can be adequately mitigated by conditions; and
 - i. Is consistent with municipal land, right of way or easement requirements.
- 5.5.2 In determining the significance of an adverse effect or nuisance factor, a Development Authority may consider:
- a. The expected magnitude and consequence of the effect or nuisance.
 - b. The expected extent, frequency, and duration of exposure to the effect or nuisance.
 - c. The use and sensitivity of adjacent or nearby sites relative to the effect or nuisance.
 - d. Adherence to relevant environmental legislation or widely recognized performance standards; and
 - e. The reliability and record of the proposed methods, equipment, and techniques in controlling or mitigating detrimental effects or nuisances.
- 5.5.3 A Development Authority may be guided in the exercise of discretion through reference to reports prepared by an accredited professional that justify alternatives to Bylaw requirements.

5.6 VARIANCES

- 5.6.1 The Development Authority may exercise its variance powers, prescribed in Sections 5.6.2 to Section 5.6.13, and approve a development permit for a permitted or discretionary use, with or without conditions, which does not comply with the regulations of this Bylaw, if the Development Authority determines that:
- a. The proposed development would not unduly interfere with the amenities, use, enjoyment, or value of adjacent lots.
 - b. The proposed development would be consistent with the general purpose or character (urban or rural) of the district.
 - c. There are factors unique to the development, use and site (such as the location of existing buildings) which are not generally common to other development and land in the same district, and which would result in unnecessary hardship or practical difficulties for the proposed development to comply with the provisions of this Bylaw; and
 - d. There are mechanisms to mitigate the effect on adjacent lots.
- 5.6.2 The Development Authority may allow a variance on existing development, on any yard setback to a maximum of 90% of the setback required by this Bylaw, with the exception of:
- a. a side yard setback on lands zoned Residential Community District.
 - b. a setback to a Municipal road that would result in development being less than 5m from the ultimate right of way of the Municipal road, Municipal Road, Major, or Internal Subdivision road.

- 9.1.7 As a condition of development permit, redesignation or land use amendment, or subdivision approval, the Approving Authority may require the construction of new approaches, upgrading to existing approaches and/or the removal of approaches to achieve desired access management objectives.
- 9.1.8 All approaches shall be constructed or upgraded to the satisfaction of the Director of Public Works and Engineering in accordance with the “Rural Approach Standards Policy” which can be found in Appendix I. Where required, adjustments to approaches shall be at the cost of the applicant.
- 9.1.9 The Council may allow access by way of easement in special circumstances if deemed appropriate. In such case, the County will be party to the easement agreement and the agreement shall be registered on title. A road acquisition agreement and Caveat may be required over the easement area registered on title of the subject lands.
- 9.1.10 Upgrading and surfacing of private driveways within the Municipal right of way will require approval by the Director of Public Works and Engineering and shall be in accordance with the “Rural Approach Standards” included as Appendix I of this bylaw.

9.2 ACCESSORY BUILDINGS AND USES

- 9.2.1 In all residential districts, the principal building on each lot shall be a Dwelling, Unit. Notwithstanding anything contained in the land use rules applicable to such districts, accessory buildings shall be considered as permitted uses only in cases where a permitted permanent Dwelling, Unit is actually located on the Lot.
- 9.2.2 Notwithstanding section 9.2.1, an accessory building exceeding the maximum area allowed in accordance with Section 4.2.1.7, shall be considered as a discretionary use and required to have an approved Development Permit.
- 9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where:
 - a. the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or
 - b. the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .
- 9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use districts.
- 9.2.5 All accessory buildings shall be located at least 2.4m (7.8 ft.) from any principal building and shall meet all minimum setback requirements.
- 9.2.6 Where another building is attached to the principal building on a site by a roof, common wall, or foundation, it is considered to be part of the principal building and not an accessory building.
- 9.2.7 An accessory building shall not be used as a dwelling unless specifically approved for that purpose.

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

9.8 DEVELOPABLE AREA FOR PARCELS

- 9.8.1 Every lot in a subdivision must include a suitable developable area, which is defined as the minimum area required to ensure that there is adequate space for a building site, water well and sewage disposal system taking into account the setback distance requirements of the County's land use bylaw, any required setbacks recommended by a geotechnical engineer following a review of the site, meets provincial requirements, and meets the following criteria:
 - a. The developable area is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the Act and the Provincial Planning Regulation.
 - b. The developable area contains a water table and soil suitable for the construction of a building site and wastewater disposal system to be utilized.
 - c. The developable area does not exceed 15% in slope unless a report has been submitted to the satisfaction of the County, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction; and
 - d. The developable area is sufficient to accommodate all buildings within the applicable setback requirements for the land use district; and
 - e. The developable area is considered developable by the Subdivision Authority.
- 9.8.2 Notwithstanding that minimum setback requirements for the land use districts do not apply to well locations and septic systems, the minimum size of developable area must meet the above criteria and shall also allow for:
 - a. The required setbacks from the well to all property lines; and
 - b. Separation distances for septic tanks and fields and package sewage treatment plants, to both property lines, water sources, and buildings in accordance with the provincial standards such as those currently required in the Alberta Private Sewage Systems Standard of Practice.

9.9 DEVELOPMENT ADJACENT TO PUBLIC ROADWAYS

- 9.9.1 Development shall be set back from public roads in accordance with the minimum distances established in the district provisions unless a variance is granted in a Development Permit.
- 9.9.2 Development within 300 m (984 ft.) of a provincial highway or 800 m (2625 ft.) of an intersection with a provincial highway may require approval from the Province and/or a roadside development permit.
- 9.9.3 Development adjacent to a provincial highway may be required to satisfy conditions that exceed the provisions of this Bylaw.