

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

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

September 9, 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 203****Legal Description: SE 05-21-29 W4M; Plan 0913572, Block 2, Lot 9****Approval Description: Home Based Business Type III, Oversized Accessory Building to Support the Business, One Sea-Can, & One Temporary Sea-Can****Applicant/Owner Warren & Karen Schnedar (Owner)****Location: Located adjacent to and north of 338 Ave E, adjacent to and west of 12 St E, 400 m west of Hwy 2A, and directly north of the Municipal Boundary with the Town of Okotoks.**

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 October 1, 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/development/land-development/development-permit-notice> For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at **403-652-2341** or via email at [Planning@FoothillsCountyAB.ca](mailto:Planning@FoothillsCountyAB.ca)

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

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

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

Yours truly,  
FOOTHILLS COUNTY

Original Signed By...

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

SK/sp

Encl. – Development Authority Decision



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: September 9<sup>th</sup>, 2026

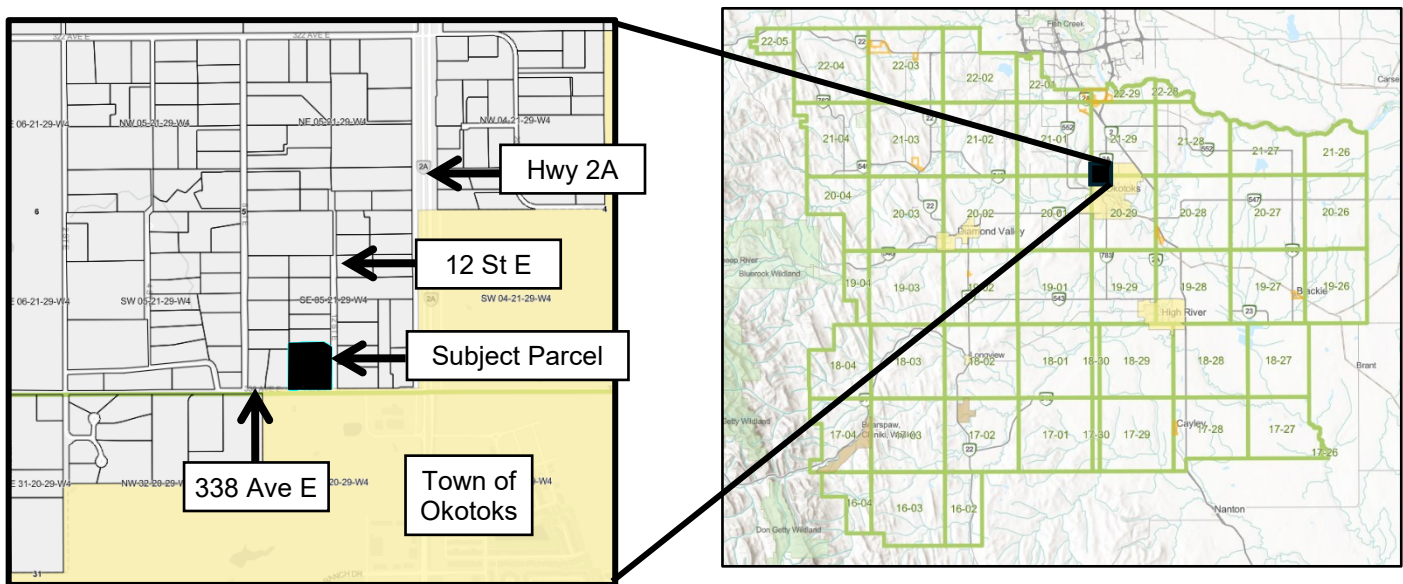
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 26D 203  
LANDOWNER(S): WARREN & KAREN SCHNEDAR  
PROPOSAL DESCRIPTION: HOME BASED BUSINESS TYPE III  
OVERSIZED ACCESSORY BUILDING TO SUPPORT THE BUSINESS  
ONE SEA-CAN & ONE TEMPORARY SEA-CAN  
LEGAL DESCRIPTION: PTN. SE 5-21-29 W4M; PLAN 0913572, BLOCK 2, LOT 9

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 9.41 acre Country Residential District parcel, located adjacent to and north of 338 Ave E, adjacent to and west of 12 St E, 400 m west of Hwy 2A, and directly north of the Municipal Boundary with the Town of Okotoks

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the operation of a contracting company under the criteria of a Home Based Business, Type III. The company does general contracting, light commercial hauling and snow removal.

The application identifies:

- All work is completed offsite;
- No customers, deliveries or business visits have been contemplated with this application;
- No non-resident employees have been contemplated with this application;

The application also proposed an Oversized Accessory Building to support the Home Based Business. This building will be used for equipment storage as well as store and maintain vehicles and equipment related to the business. A portion of the building, including the mezzanine, will be used for personal use storage and hobbies. The proposed size is 4,500 sq ft.

It also proposes an existing Sea-can (8 x 40') to stay permanently for onsite storage. One Sea-can (8 x 40') is proposed to be temporary, being removed following the completion of the Oversized Accessory Building.

The Land Use Bylaw allows for up to four (4) Accessory Buildings not exceeding a cumulative size of 3,500 sq. ft. on a property of this size without the benefit of a Development Permit. This application proposes Accessory Buildings with a cumulative size of 5,420 sq. ft. 60/2014 4.2.1.7

On parcels of less than 21 acres in size, the placement of a Sea-can for storage purposed may be considered under an application for Development Permit. Land Use Bylaw 60/2014 9.2

Home Based Business, Type III 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. Land Use Bylaw 60/2014 10.12

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County, on the subject parcel being a portion of SE 5-21-29 W4M; Plan 0913572, Block 2, Lot 9 has been considered by the Development Officer and is **APPROVED** subject to the following.

**APPROVAL DESCRIPTION:**

Upon completion of the below noted pre-release conditions, this approval allows for the development and use of SE 5-21-29 W4M; PLAN 0913572, BLOCK 2, LOT 9 for:

- a. Contracting company operating under the criteria of Home Based Business, Type III, in accordance with the submitted and accepted Development Permit Application and the conditions and requirements included herein;
- b. Construction of one +/- 4,500 sq. ft. Shop building with 20'x16' mezzanine to be located in accordance with the submitted and accepted Development Permit application;
- c. Two Sea-cans for storage of business-related equipment and supplies in the accepted location, painting and screening plan.

**PRE-RELEASE CONDITION(S):**

*Pre-release condition(s) must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before **February 9<sup>th</sup>, 2026** will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).*

- a) The applicant shall submit a compliance deposit in the amount of \$2,5.00. This deposit will be refunded at such time that:
  - a. The second existing Temporary, Sea-Can (40ft. x 8ft. x 8ft.) currently located east of the detached garage on the property, as identified on the submitted site plan, and within the accepted Development Permit application, is to be removed from the property, in its entirety.
  - b. The Barn (19 x 4.33m), currently located northeast of the dwelling on the property, as identified on the submitted site plan, is to be removed from the property, in its entirety.
- b) The applicant shall submit a Lot Grading and Drainage Plan by a qualified professional to the satisfaction of the Public Works Department.

**CONDITIONS OF APPROVAL:**

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

- 1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
- 2. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
- 3. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to occupancy;
- 4. The applicant is required to maintain an annual business license with Foothills County;
- 5. It is the applicant's responsibility to obtain and properly post independent County address(es). Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage and any potential changes;
- 6. The applicant is not permitted to stockpile materials;
- 7. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
- 8. Exterior finishing of the sea-can shall be maintained as per the accepted application. It is the applicant's responsibility to ensure the sea-can is maintained to be safe, functional and in good repair, including the preservation of the exterior finish, to ensure that the sea-can aesthetically complements the primary structure on the subject property. Any damage must be repaired in a timely manner and the unit shall be refinished at any such time that it begins to appear unsightly from age or degradation;
- 9. The existing vegetation shall be maintained in order to support visual screening from adjacent lands and roadways. Should existing vegetation on the subject property be removed or reduced in a way that no longer conceals the sea-can from adjacent lands and roadways, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening of the Sea-can is maintained;
- 10. The applicant 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 III 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. The business shall not generate noise, smoke, odor, dust, fumes, exhaust, vibration, heat, glare, refuse matter, or other nuisances;
  - c. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw.  
*Minimum 1 parking stall per non-residence employee on the property plus a minimum of 1 additional parking space for each business visitor on the property at the same time.*
  - d. Signs no larger than 0.55 sq. m. (5.93 sq. ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
2. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
3. Applicant shall acquire a Highway Roadside Development Permit from Alberta Transportation and Economic Corridors (ATEC). Please contact ATEC directly to apply;
4. The proposed accessory building shall not exceed a maximum height, from grade to peak, of 10.67 meters (35 ft.) which is the maximum permitted within the Country Residential Land Use district;
5. No portion of the accessory buildings shall be used as a secondary dwelling unit without first obtaining all necessary approvals from the Foothills County;
6. Providing variance for the oversized accessory building exhausts the area of permitted accessory buildings on a property of this size. As such, absolutely no additional accessory buildings or additional garage space is permitted on the subject property without first obtaining the necessary approvals through Foothills County. This includes any structure with a roof; such as, any tent, shelter, lean-to, shed, greenhouse, and/or any buildings with temporary foundations;
7. The sea-can shall be used for the storage of personal and the approved business items only. Rental of, or use of the container in conjunction with a different business, home occupation, or for any type of residential purpose – including overnight stays, has not been considered under this approval. Any such additional use(s) will require approval under appropriate independent municipal application(s). Modifications to, or attachments/additions to the container is not permitted;
8. Should the sea-can be removed from the subject property for greater than 60 consecutive days, the sea-can would not be permitted to return to the subject property without receiving an updated approval;
9. 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;
10. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed only under the authorization of an approved Development Permit for Lot Grading permit;
11. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
12. 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;
13. 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
14. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

## NOTES:

1. **This is not a Building Permit.** Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; should no appeals be received, and completion of all Pre-Release Conditions (if any). Development can not proceed until this permit has been signed and issued.
3. Notification of this Development Permit Decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) for one-half mile surrounding the subject parcel. Development Permit Notices can also be viewed on our website, [www.foothillscountyab.ca](http://www.foothillscountyab.ca).
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to 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.



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)  
Foothills County [www.foothillscountyab.ca](http://www.foothillscountyab.ca)

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

|                                                                                                      |          |                   |                                    |
|------------------------------------------------------------------------------------------------------|----------|-------------------|------------------------------------|
| <b>APPELLANT INFORMATION</b> (e.g. Landowner or Affected Party)                                      |          |                   |                                    |
| Name of Appellant(s)                                                                                 |          |                   |                                    |
| Mailing Address                                                                                      |          | Province          | Postal Code                        |
| Main Phone #                                                                                         |          | Alternate Phone # |                                    |
| I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No    |          |                   |                                    |
| Email Address:                                                                                       |          |                   |                                    |
| <b>AGENT INFORMATION &amp; CERTIFICATION</b> (complete section if applicable)                        |          |                   |                                    |
| Name of Organization:                                                                                |          |                   |                                    |
| Contact Name:                                                                                        |          |                   |                                    |
| Mailing Address                                                                                      |          | Province          | Postal Code                        |
| Main Phone #                                                                                         |          |                   |                                    |
| I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No    |          |                   |                                    |
| Email Address:                                                                                       |          |                   |                                    |
| I (We)_____hereby authorize _____<br>to act on my (our) behalf on matters pertaining to this appeal. |          |                   |                                    |
| _____<br>Signature of Appellant(s)                                                                   |          | _____<br>Date     | _____<br>Signature of Appellant(s) |
| _____<br>Date                                                                                        |          | _____<br>Date     |                                    |
| <b>SITE INFORMATION</b>                                                                              |          |                   |                                    |
| Municipal Address (house and street number):                                                         |          |                   |                                    |
|                                                                                                      |          |                   |                                    |
| Legal Land Description:                                                                              | Plan     | Block             | Lot                                |
| Quarter-Section                                                                                      | Township | Range             | Meridian                           |

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

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

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

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

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

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

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

Submitting an Appeal – Development Authority Decisions

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

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

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

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

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

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

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

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

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

## How to submit your appeal and pay your fee

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

*Mail or deliver to:*

SDAB Clerk, Foothills County

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

*Email to:*

[appeals@foothillscountyab.ca](mailto:appeals@foothillscountyab.ca)

Please make cheques payable to "Foothills County"

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

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

## What happens after my appeal is submitted?

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

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

## More information

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

Phone: 403-652-2341

Email: [appeals@FoothillsCountyAB.ca](mailto:appeals@FoothillsCountyAB.ca)