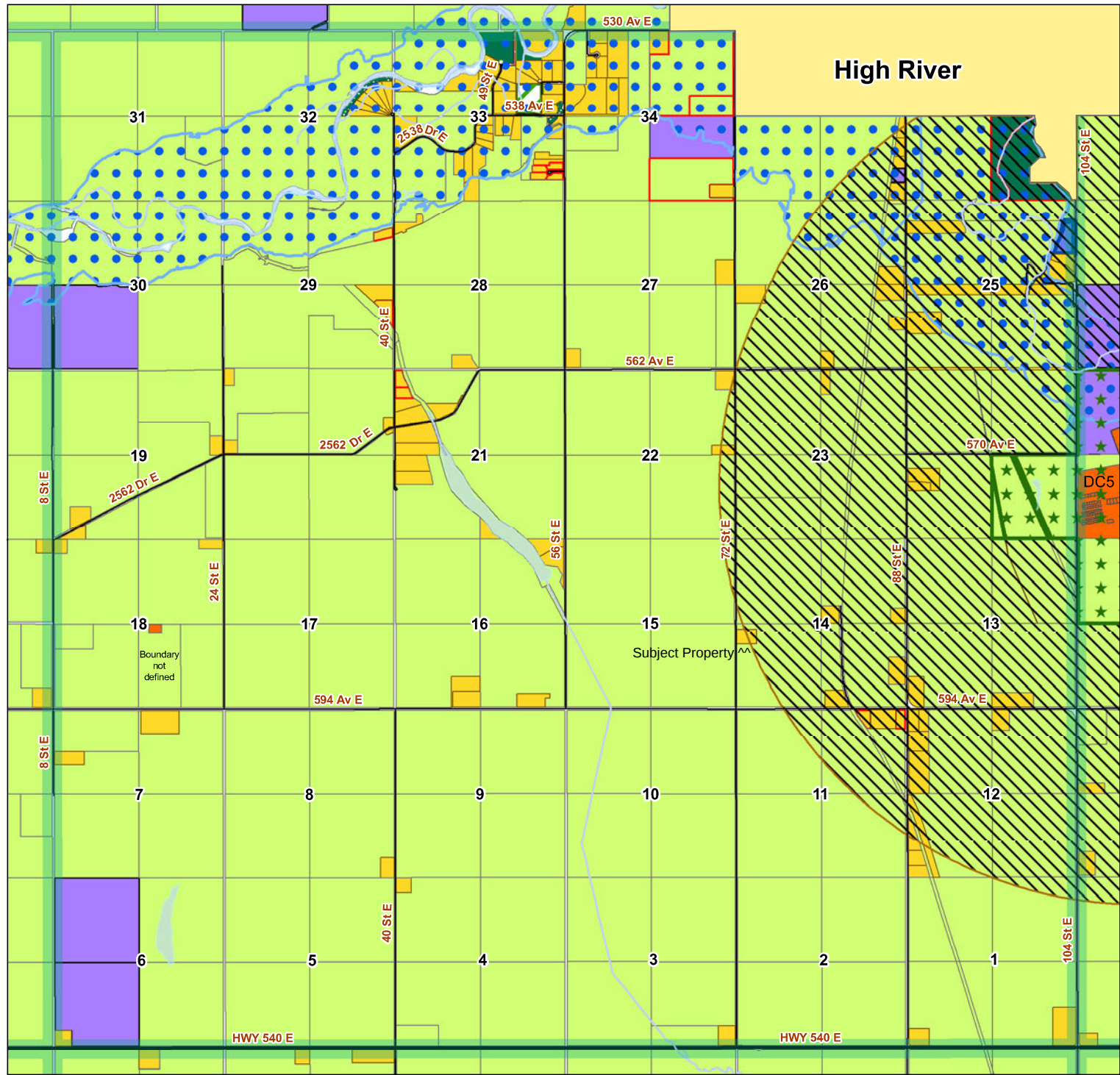




Page Numbers															
3	4	5													
9	10	11	12	13	14	15	16								
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	26	27	28	29	30	31	32								
33	34	35	36	38	39	40									
41	42	43	44	46	47	48									
	51														

Legend

- County Roads
- Highways
- Flood Hazard Protection Overlay
- Airport Protection Overlay
- Airport Protection Height Restricted Overlay
- A- Agricultural
- AA- Agricultural Sub A
- RB- Rural Business
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- EPA- Environmental Protection Sub A
- ER- Environmental Reserve
- EP- Environmental Protection
- OS- Open Space
- INR- Natural Resource Extraction
- MR- Municipal Reserve

This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and AltaLIS.
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DEVELOPMENT PERMIT DECISION

DATE OF DECISION: August 26, 2026

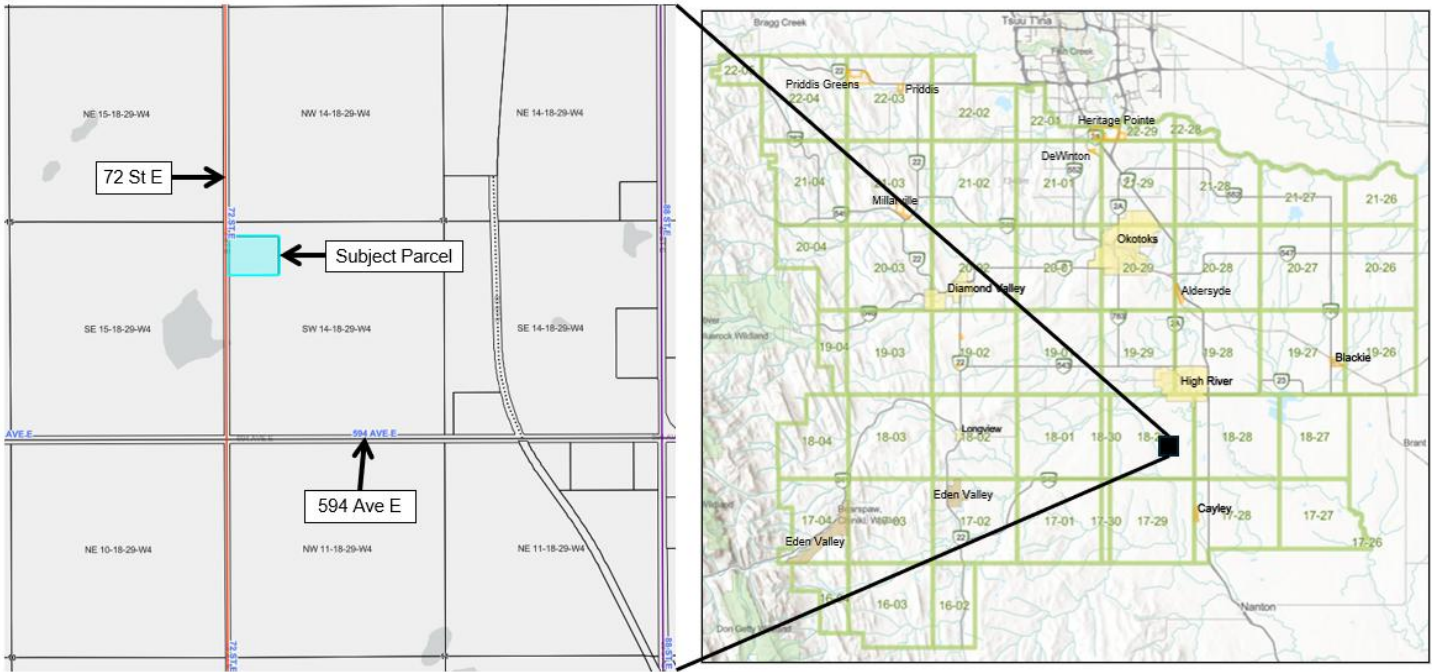
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 26D 211
LANDOWNER: THANE LAUZON
PROPOSAL DESCRIPTION: OVERSIZED ACCESSORY BUILDING
LEGAL DESCRIPTION: PLAN 2310562, BLOCK 1, LOT 1; PTN. SW 14-18-29 W4M

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject property is an existing 6.62 acre Country Residential District parcel, located east and adjacent to 72 St E, approximately 600m north of 594 Ave E and 4.6km west of Highway 2. A portion of the parcel is located within the outer surface area of the Airport Protection Overlay.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of an Oversized Accessory Building on the subject parcel to be used for Agricultural equipment to support farming operations on the adjacent parcel Ptn. SW 14-18-29 W4M which is also owned by the applicant.

The parcel currently contains a Dwelling, a barn 557.25 sq. ft. (51.77 sq. m), two heritage farm buildings equal to 717.95 sq. ft. (66.70 sq. m), and a shop 1,600 sq. ft (148.65 sq. m).

The application proposes removing the existing 1,600 sq. ft. (148.65 sq. m) shop and replacing it with a new proposed 6,000 sq. ft (557.42 sq. m) accessory building/shop.

The Land Use Bylaw 60/2014 allows for a maximum of four (4) accessory buildings with a total cumulative size not to exceed 3,500 sq. ft (325.2 sq. m) accessory to the residence, on parcels between 5.0 – 9.99 acres in size.

The proposed cumulative size of structures to be placed and remain on the parcel would be equal to 7,275.2 sq. ft (675.89 sq m), which exceeds the maximum square footage by 3,775.2 sq. ft (350.73 sq m).

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

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect of an Oversized Accessory Building, on the subject parcel being a portion of Plan 2310562, Block 1, Lot 1; PTN. SW 14-18-29 W4M has been considered by the Development Officer and is **REFUSED**.

REFUSAL DESCRIPTION:

The proposed accessory building exceeds the maximum permitted area under Section 4.2.1.7.A of the Land Use Bylaw. This request greatly exceeds the size of accessory buildings that would typically be supported by a Development Officer on a parcel of this size.

This application is considered a discretionary refusal and if appealed, further consideration will be given by the Development Appeal Board.



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

B5

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

FOR OFFICE USE ONLY

Fee Submitted: 500 Application No: 260 211
 Receipt No.: 462331 Tax Roll No: 1829142510
 Date Received: June 29, 2026 Date Deemed Complete: July 14/26

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Thane Lauzon
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED] Cayley AB, T0L 0P0
 Telephone: [REDACTED]
 Legal Land Description: Plan 1, Block 1, Lot 2310562, LSD Plan
 Quarter SW, Section 14, Township 18, Range 29, West of the 4 Meridian.
 Registered Owner of Land: Thane Lauzon
 Registered Owner Mailing Address: [REDACTED] Cayley AB, T0L 0P0
 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.

The proposed development is a new shop to provide secure storage for farm equipment, machinery, & agricultural supplies that support our farming operation. Locating the shop on the existing acreage is the most appropriate & responsible use of the property, as it consolidates development within the established yard site while preserving productive cultivated farmland for continued agricultural use. The proposed location will have minimal impact on the surrounding area, make efficient use of the existing acreage, & support the long-term sustainability & growth of our farming operation.

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 6.620

Size Of Proposed Building: 60' x 100' Height: 20'

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

Utilities Presently On Site: Water, gas + power

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

Utilities Proposed: None

Other Land Involved In Application: None

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 of proposed development.
- Abandoned oil/gas well form
- Application fees

Estimated Date of Commencement: As soon as possible Estimated Date of Completion: November 1, 2026

I, Thane Lauzon

hereby certify that I am:

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

Date: June 25, 2026

RIGHT OF ENTRY

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

June 25, 2026

Date

Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: CR
2. Listed as a permitted/discretionary use: discretionary.
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.

Brittany Smith

From: Thane Lauzon [REDACTED]
Sent: July 14, 2026 11:27 AM
To: Brittany Smith
Subject: Re: Development Application - Oversized Accessory Building

Good morning,

Thank you for reaching out, and for taking the time to review my application.

Yes, my understanding from my discussions with Samantha is that the application may ultimately require consideration by the Subdivision and Development Appeal Board. If that is the case, I would like to continue with the application process so the Board has the opportunity to consider it.

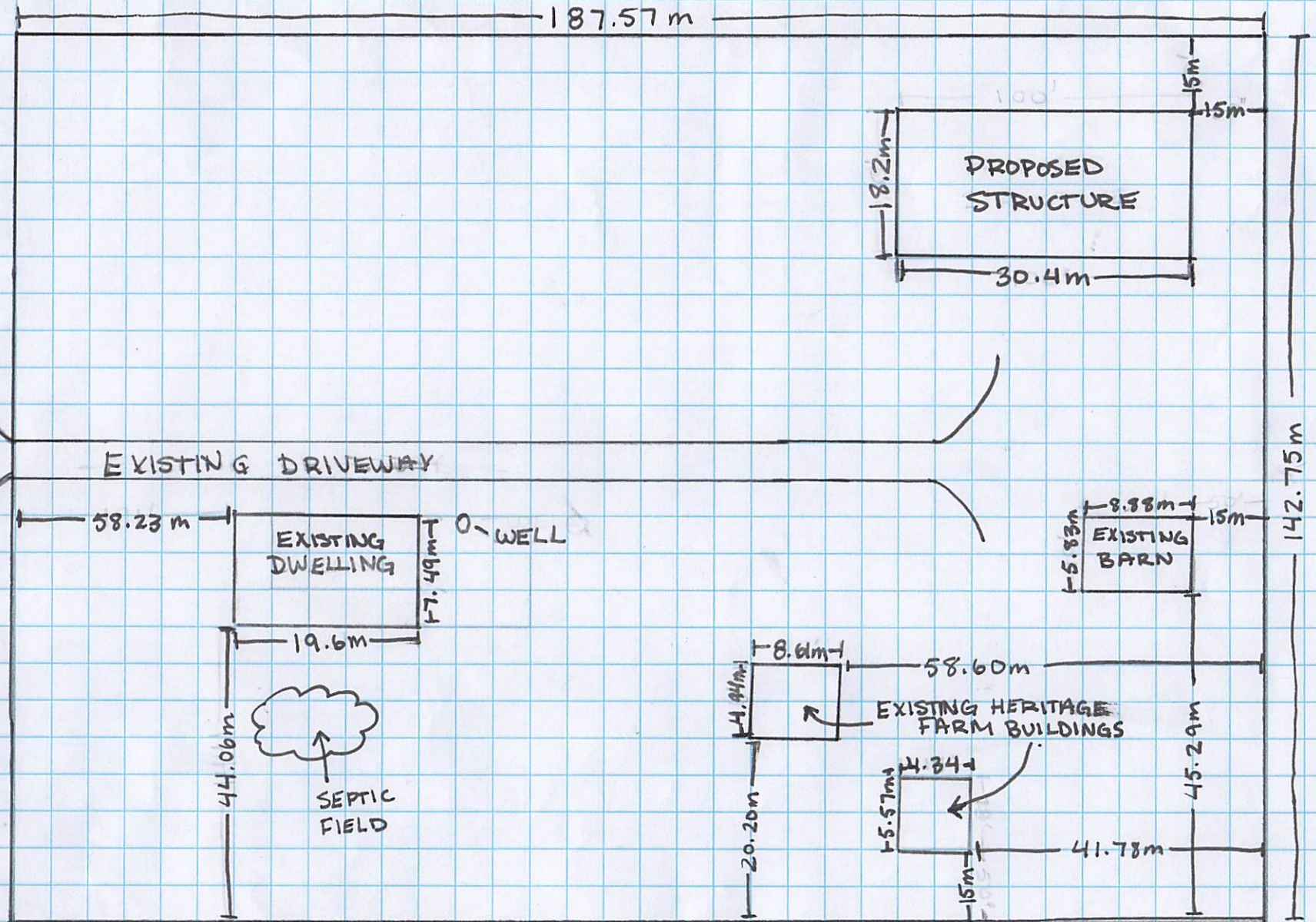
The existing accessory building shown on the mapping will be removed if the new building is approved. The existing building is approximately 32' × 50'.

Thank you again for your help. I appreciate you taking the time to work through the application, and please let me know if there is anything else you need from me in the meantime.

Thank you

Thane Lauzon

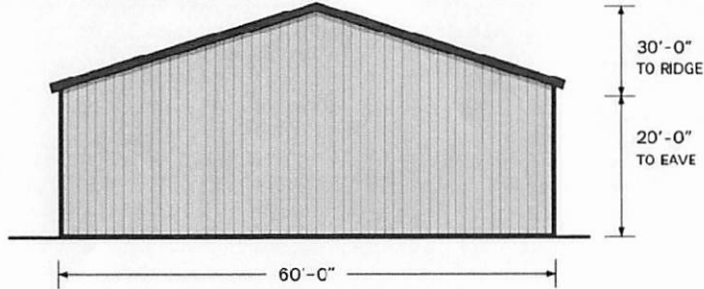
72 STREET EAST



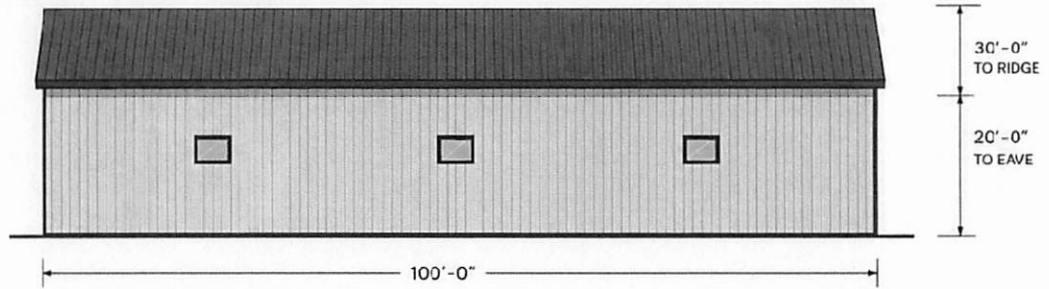
PROPOSED ACCESSORY BUILDING

60' WIDE x 100' LONG | 4/12 ROOF PITCH | 20' SIDEWALL HEIGHT | 20' INTERNAL CLEAR HEIGHT

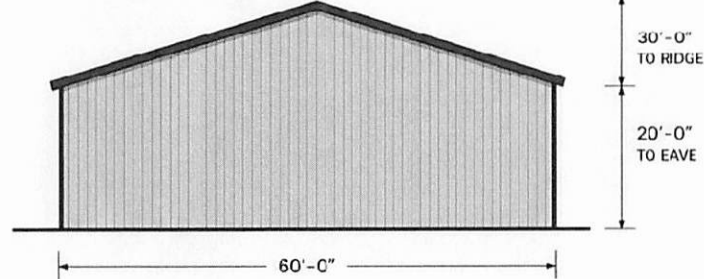
FRONT ELEVATION (60')



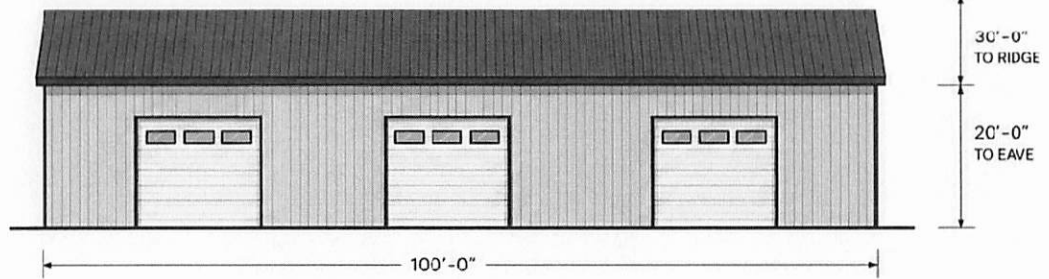
RIGHT ELEVATION (100')



REAR ELEVATION (60')



LEFT ELEVATION (100')



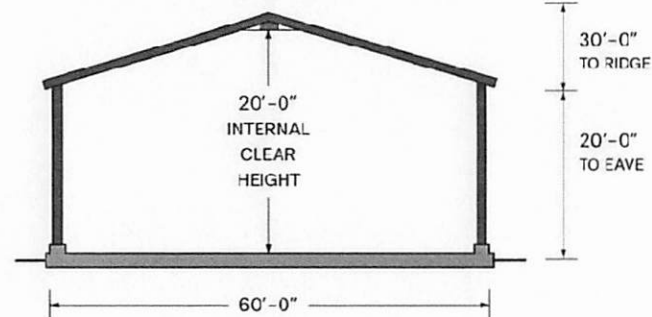
BUILDING INFORMATION

- Building Size: 60'-0" Wide x 100'-0" Long
- Sidewall Height (Eave): 20'-0"
- Overall Height to Ridge: 30'-0" (Approx.)
- Roof Pitch: 4/12
- Internal Clear Height: 20'-0"
- Overhead Doors: Three (3) 16' Wide x 16' High (Left Elevation)
- Exterior Finish: Metal Siding (Colour to be determined)
- Roof Finish: Metal Roofing (Colour to be determined)
- Windows: As Shown
- Foundation: Concrete Slab (By Others)

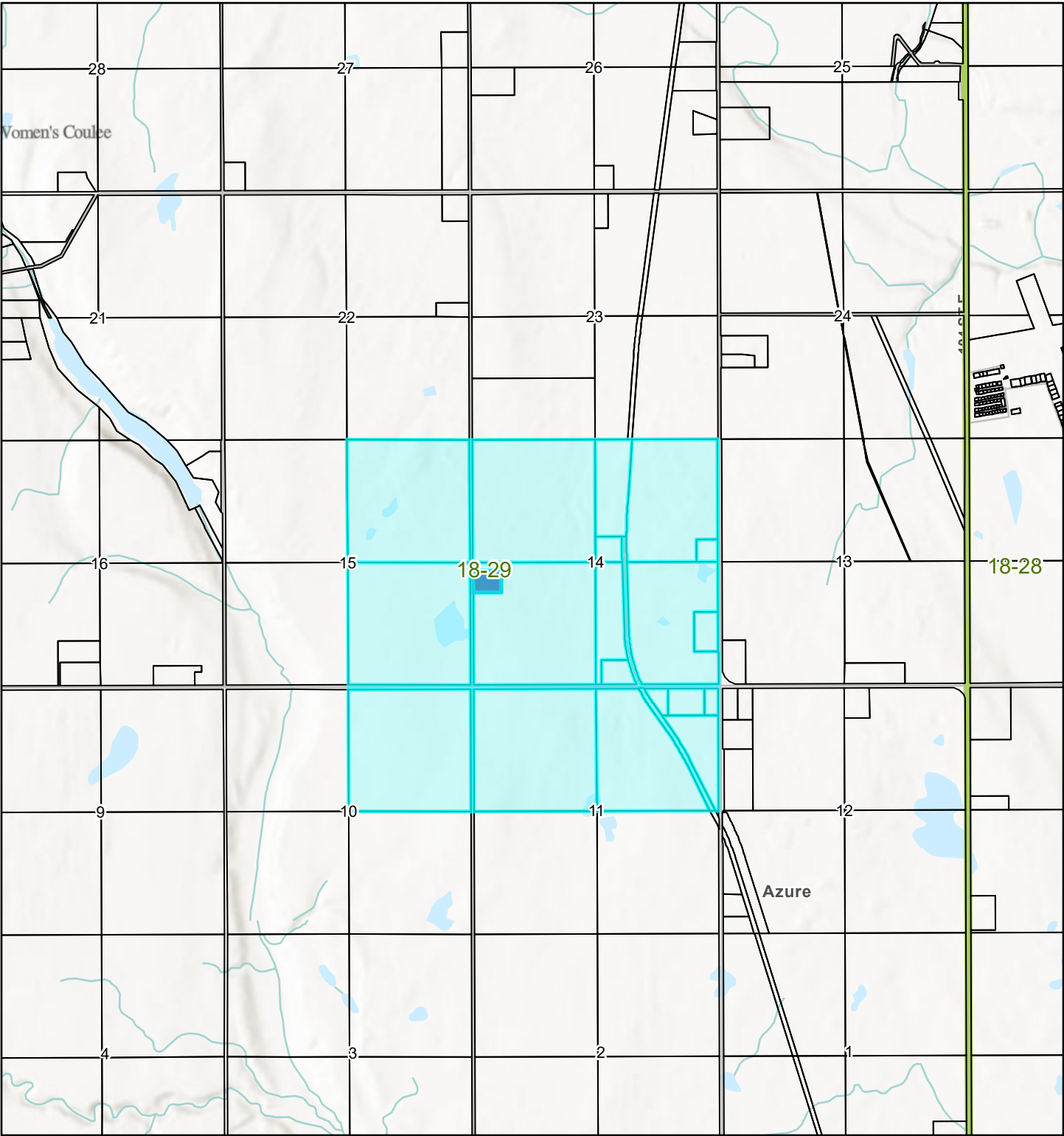
NOTES

- All dimensions are approximate.
- Drawings are for illustrative purposes only.
- Final design may vary slightly.
- Doors, windows and colours to be confirmed.

BUILDING SECTION (TYPICAL CROSS SECTION)



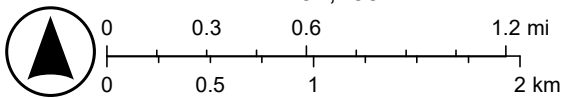
Half Mile Map



2026-09-02, 9:45:36 a.m.

-  Parcels
-  Townships

World_Hillshade



1:57,455

Foothills Web Map



2026-09-02, 9:54:41 a.m.

 Parcels

World Imagery

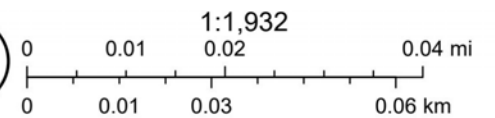
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



Geodesy Group Inc., Southern Alberta Partners



LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0039 461 033 4;29;18;14;SW

TITLE NUMBER
231 077 809 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 18
SECTION 14
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	9511292	0.399	0.99	
SUBDIVISION	2310562	2.68	6.62	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 211 008 634 +1

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

231 077 809 14/03/2023 SUBDIVISION PLAN

OWNERS

THANE LAUZON

CAYLEY
ALBERTA TOL OP0

ENCUMBRANCES, LIENS & INTERESTS

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

731 014 959 18/04/1973 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
"20 FT. STRIP"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

231 077 809 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

211 008 635 13/01/2021 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$1,750,000

231 077 810 14/03/2023 CAVEAT
RE : ACQUISITION OF LAND
CAVEATOR - FOOTHILLS COUNTY.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF JULY,
2026 AT 03:20 P.M.

ORDER NUMBER: 57759140

CUSTOMER FILE NUMBER: SLP_Planning



END OF CERTIFICATE

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

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

Brittany Smith

From: FC_Planning
Sent: July 14, 2026 4:30 PM
To: [REDACTED]
Cc: Brittany Smith
Subject: Notice of Complete Application – Development Permit 26D 211

Good afternoon,

Re: Notice of Complete Application – Development Permit 26D 211
Ptn: SW 14-18-29 W4M; Plan 2310562, Block 1, Lot 1
Oversize 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 14, 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 **Brittany Smith** at brittany.smith@foothillscountyab.ca.

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca

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

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



W. www.foothillscountyab.ca

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

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

File Number: _____

Date: _____

Landowner: _____ **Agent:** _____

Legal Land Description: _____

Parcel Size: _____

Proposal: _____

Enclosed is a copy of the plans for the above-mentioned development. We would appreciate receiving your comments on the proposal within 30 days of the date of this letter.

If you require further information or clarification, please contact the Development Department in High River at (403) 652-2341 by phone or through email using the below address. **Please quote our file name when returning your comments to the attention of our Development Department.** Thank you for your cooperation.

30 DAY CIRCULATION

Contact:

Application to be referred to:

Division Councillor	_____	Economic Development	_____
Development Officer Site Insp.	_____	AB Comm. Development	_____
Alberta Health Services	_____	AB Energy Regulator	_____
Alberta Transportation	_____	AB Agriculture & Forestry	_____
AB Environment	_____	AB Agriculture, Sustainable Resource	_____
Public Works	_____	AB Agriculture, Public Lands Div.	_____
Building & Safety Codes	_____	Fortis Alberta	_____
Municipal Fire Services	_____	ATCO Gas	_____
Municipal Addressing	_____	AltaLink	_____
Municipal Community Services	_____	Other:	_____
AFICA	_____		_____
Erin Frey (HR Airport only)	_____		_____

Notes: _____



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER:	LANDOWNER:
FILE MANAGER:	AGENT:
CURRENT LAND USE:	PROPOSED LAND USE:
LEGAL DESCRIPTION:	
MUNICIPAL ADDRESS:	
ROLL NUMBER:	
DATE REFERRED:	
PROPOSAL:	

- PROPOSAL INFORMATION:
- AMENDMENT
- Internal Road Proposed:
 - Construction on Road Allowance Proposed:
 - Approaches exist on:
 - Other:

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

Servicing Comments or Review required:

- Other:

- Road Widening -

OTHER COMMENTS:

PUBLIC WORKS RECOMMENDATIONS:

SUGGESTED CONDITIONS FOR CONSIDERATION:

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

ADDITIONAL ROAD WIDENING REQUIRED:

☐ No ☐ Caveat ☐ Survey Out

Amount _____m Location of Widening Required: ☐ N ☐ E ☐ S ☐ W

Other: _____

☐ No ☐ Caveat ☐ Survey Out

Amount _____m Location of Widening Required: ☐ N ☐ E ☐ S ☐ W

Other: _____

See reverse side.....

RECOMMENDATIONS ON APPROACH REQUIREMENTS:

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

Recommendations:

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

ROAD REQUIREMENTS / LIMITATIONS:

- Road Ban on road
- Load Restricted Bridge
- Road Use Agreement Required

☐ Yes	☐ No
☐ Yes	☐ No
☐ Yes	☐ No

Road comments and requirements: _____

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

☐ Yes* ☐ No

**If Yes – Number of Pages:* _____

Date Reviewed: _____

Reviewer: _____

Signature:  _____

Shelby Peters

From: Gas Land Department <land.admin@atco.com>
Sent: July 30, 2026 9:20 AM
To: FC_Planning
Subject: ATCO Transmission 8459 RESPONSE RE: Circulation Package for Development Permit 26D 211. Please respond prior to August 17, 2026.

Categories: Shelby Peters

ATCO Transmission wishes to confirm we have no conflict as we have no high-pressure pipelines in the proposed area.

NOTE: ATCO Distribution [Gas] will reply under separate email.

Thank you for allowing ATCO to review your proposal and provide feedback.

Eileen Fecho CONTRACTOR

Administrative Coordinator | Land | Gas Transmission
ATCO Pipelines & Liquids Global Business Unit

E: fecho.eileen@atco.com

A: 14th Floor ACE, 10035-105 St NW, Edmonton AB Canada T5J 1C8



[ATCO.com](https://atco.com) [Facebook](#) [Twitter](#) [LinkedIn](#)

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Wednesday, July 15, 2026 4:28 PM
To: Kurtis Dyck <Kurtis.Dyck@FoothillsCountyAB.ca>; Gas Land Department <land.admin@atco.com>; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Cc: Brittany Smith <Brittany.Smith@FoothillsCountyAB.ca>
Subject: Circulation Package for Development Permit 26D 211. Please respond prior to August 17, 2026.

CAUTION: This email originated outside of ATCO. Do not click links or open attachments unless you trust the sender and know the content is safe. Immediately report suspicious emails using the **Phish Alert Report button**.

Good afternoon,

Find attached our circulation for development permit 26D-211. Please review and respond **prior to August 17, 2026**.

Should you have any questions or comments, please direct them to **Brittany Smith** at brittany.smith@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

[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.

July 29, 2026

Circulation Package: 26D 211

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

ATCO has planned work in the area. Contact Hamza Ahad, Hamza.Ahad@atco.com and Qasim Chaudhry, Qasim.Chaudhry@atco.com at your earliest convenience for more information. Ref: Project **1093417** and **1136254**

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at calgaryregiongasdesign@atcogas.com with a minimum of one (1) year notice to enable an adequate and timely response. Note that all alteration costs will be borne by the developer / owner. If existing ATCO facilities within a registered easement or URW are being impacted (facility crossing and/or vehicle and equipment crossings), please contact the ATCO Land Group at Crossings@atco.com to obtain a crossing/proximity agreement.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website ([New Natural Gas Service Line or Changes](#)) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website. Applications for new services residential or commercial please view our [ATCO Quick Connect Guide](#).

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please view our , please view our [ATCO Quick Connect Guide](#) and apply through [Quick Connect](#). Note that all alteration costs will be borne by the developer / owner. If the existing service line requires demolition or cutback please submit a request through [Quick Connect](#) or email GasApplicationsCalgary@atco.com for more information.

This development may benefit from ATCO's Construction Energy Services. Contact NaturalgasSales@atco.com or visit our [Construction Energy Webpage](#) for more Information.

It will always remain the responsibility of the proponent to verify the exact location and depths of nearby facilities by arranging for an in-field location with Utility Safety Partners at 1-800-242-3447 or utilitysafety.ca. Please contact Utility Safety Partners prior to any surface construction.

- (1) Utility Safety Partners (1-800-242-3447) for locates to verify the alignment of the existing gas facilities.
- (2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.
- (3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.
- (4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "[Working Around Natural Gas](#)" Safety Handbook found on our website.

These conditions are not meant to contradict any applicable existing law (ie. franchise agreement, bylaw, etc.), and therefore the existing applicable law shall prevail. Should any condition(s) be null or void due to the superseding applicable law, all other conditions shall prevail.

If you have any **questions or concerns regarding this reply**, please contact **Jordan Peterson**, Jordan.Peterson@atco.com.

Kind regards,

Alix Gregoraschuk (she/her)
Administrative Coordinator, Distribution Engineering Growth
ATCO Gas & Pipelines

P. 403 476 0626

A. 909 11th Ave SW Calgary, AB Canada T2R 1L8

If no wells are listed on-site:

I, Thane Lauzon being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of SW-14-18-29-W4
(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 map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.



Owner/Agent

DATED: this 25 day of June, 2026.

OR

If wells are listed on-site:

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

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, 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.***

- 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.

SECTION 13 RESIDENTIAL DISTRICTS

13.1 COUNTRY RESIDENTIAL DISTRICT

CR

13.1.1 PURPOSE AND INTENT

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

13.1.2 SUB-DISTRICT

13.1.2.1 Parcels may include the following sub-district in cases where Council feels that there is a need. Not all parcels will be separated into sub-districts. Should a parcel include the sub-district, all district rules apply with the addition of the special provisions noted in accordance with the sub-district.

13.1.2.2 Sub-district “A” is a designation added to the land use district indicating a requirement for special consideration on the development of the site and/or placement and construction of buildings or structures on the lands through approval of a development permit. Reference Section 2.4 of this Bylaw for more details on special provisions for parcels with sub-district “A”.

13.1.3 GENERAL REQUIREMENTS:

13.1.3.1 Refer to Section 4.2 “No Development Permit Required” in the Land Use Bylaw for uses not requiring a development permit.

13.1.3.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

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

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

13.1.6 LAND USE REQUIREMENTS

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

13.1.7 DEVELOPMENT REQUIREMENTS

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

13.1.7.3 Minimum Yard Setbacks Requirements

a. Front Yard Setbacks:

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

b. Side Yard Setbacks:

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

c. Rear Yard Setbacks:

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

d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

e. See Section 13.1.8 “Exceptions” for any setbacks exemptions that have been approved by Bylaw.

13.1.7.4 Corner Parcel Restrictions:

- a. In accordance with Section 9.27.9 - 9.27.12.

13.1.7.5 Other Minimum Setback Requirements:

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

13.1.7.6 Maximum Height of Structures:

a. Principal buildings, first vehicle garage, and car ports:

- i. 12m (39.37 ft.)

b. Accessory buildings and arenas:

- i. 10.67m (35 ft)

c. Radio antennas, internet towers and wind turbines:

- i. 16m (52.49 ft.);

13.1.7.7 Minimum habitable area per dwelling

- a. 100 m² (1,077 sq. ft.)

13.1.8 EXCEPTIONS:

Silvertip:

13.1.8.1 Front yard setback: 5m (16.4 ft) from Internal Subdivision Road – Property Line; for those properties registered under Condominium Plan 0010395 (Silvertip) and having an area of less than 1.99 acres;

13.1.8.2 Front yard setback: 15m (49.21 ft) from property line adjacent to any Municipal Road; for those properties registered under Condominium Plan 0010395 (Silvertip);

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

Sirroco:

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

Mazzepa:

- 13.1.8.7 For the following properties in Mazeppa:

Plan 7893FT, Block A, S 1/2 and N 1/2 (1.38 acres)

Front yard setback:

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

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

Rear yard setback:

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

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

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

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

Rear yard setback:

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

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

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

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

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

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

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

11.2 AIRPORT PROTECTION OVERLAY

APP

11.2.1 PURPOSE AND INTENT

The purpose and intent of the Airport Protection Overlay is to protect the Foothills Regional Airport from uses that may impact its continued safe operation. This will be accomplished by regulating development that pierces one of the Obstacle Limitation Surfaces and by limiting uses that may unduly create dust, smoke, steam, glare, electronic interference, or attract birds, within the Airport Protection Overlay area as defined in Section 11.2.2.1.

11.2.2 APPLICATIONS

11.2.2.1 The provisions of this section shall apply to the following areas of the municipality:

- a. Lands within the Outer Surface Area as illustrated in Appendix A and described as:
 - i. lands within 4000 meters from the designated aerodrome reference point(s) of the Foothills Regional Airport;
- b. Lands within the Take-off / Approach Areas and Surfaces as illustrated in Appendix A and described as lands under the Take-off / Approach Surfaces described as follows:
 - i. Commencing at and abutting the end of the Basic Strip;
 - ii. Rising at a slope ratio of 1:30 (3.33%) measured from the end of the Basic Strip;
 - iii. Diverging outward on each side as it rises, at a slope ratio of 1:10 measured from respective projected lateral limits of the Basic Strip; and
 - iv. Ending at its intersection with the Outer Surface.
- c. Lands within the Transitional Area and Surfaces as illustrated in Appendix A and described as the lands under the Transitional Surfaces described as follows:
 - i. Commencing at and abutting the lateral limit of the Basic Strip;
 - ii. Rising at a slope ratio of 1:7 (14.3%) measured from the lateral limit of the Basic Strip, and
 - iii. Ending at its intersection with the Outer Surface or a Take-Off/ Approach Surface.

Together the Outer Surface, Take-off / Approach Surfaces, and Transitional Surfaces, excluding those lands that are within 4000 metres of the designated aerodrome reference point(s) but are outside of the jurisdiction of Foothills County, is established as the Airport Protection Overlay.

11.2.2.2 The airport reference point elevation for the Foothills Regional Airport is deemed to be at 1050.65 metres (3447 ft.) above sea level;

11.2.2.3 The Basic Strip portion of the main (east-west) runway at the Foothills Regional Airport shall be assumed to be an area 90 metres (295 ft.) in width and 1265 metres (4150 ft.) in length.

11.2.2.4 The Basic Strip portion of the north-south runway at the Foothills Regional Airport shall be assumed to be an area 90 metres (295 ft.) in width and 1036.3 metres (3400 ft.) in length.

11.2.2.5 The lands within the Airport Protection Overlay area are approximately shown in Appendix A – Airport Protection Overlay. Any discrepancy between Appendix A and as described under policy 11.2.2.1 shall see those provisions as established within policy 11.2.2.1 deemed as precedence.

- 11.2.2.6 In the Airport Protection Overlay, the permitted and discretionary uses and all other requirements listed in the land use district in which the site is located shall continue to apply so far as they are not in conflict with the provisions of the Airport Protection Overlay.
- 11.2.2.7 Where provisions of the Airport Protection Overlay appear to be in conflict with the regulations of the land use district, the provisions of the Airport Protection Overlay shall take precedence and be applied in addition to the regulations of the land use district.
- 11.2.2.8 For lands that fall within the Outer Surface but do not fall within the jurisdiction of Foothills County and are therefore not regulated by this Land Use Bylaw, the County shall communicate with the other jurisdiction regarding potential impacts to the Airport operation utilizing the referral processes laid out in the current Intermunicipal Development Plan.

11.2.3 GENERAL REQUIREMENTS

- 11.2.3.1 In determining whether a proposed development meets all the provisions of this district, the Development Authority may consult Transport Canada, NavCanada, Alberta Infrastructure, and other competent authorities, and shall be guided by any comments provided.

Transport Canada regulates the use and control of lands in proximity to airports where there is an Airport Zoning Regulation made pursuant to the Act through TP1247 – Aviation – Land Use in the Vicinity of Aerodromes, which defines an outer surface obstruction zone. This zone protects aircraft conducting a circling procedure or maneuvering in the vicinity of an aerodrome, by restricting obstructive development (such as the erection of new structures). The zone is defined in TP 1247 as a 4000m radius around the centre of the runway and 45m above the assigned runway elevation. In cases where no Airport Zoning Regulation exists (as with the Foothills Regional Airport) cooperation of provincial / municipal governments is sought to protect this area.

11.2.4 DEVELOPMENT REQUIREMENTS

- 11.2.4.1 Development within the Airport Protection Overlay shall not create excessive smoke, dust, fumes, fog, glare or any other condition that would in the opinion of the Development Authority reduce visibility for air traffic.
- 11.2.4.2 Notwithstanding Section 4.2, a Development Permit is required for all permitted and discretionary uses where the height restriction of the Obstacle Limitation Surfaces is within 12 metres (39.37 ft.) from the ground elevation at the location of the proposed development, as illustrated on Appendix B of this schedule.
- 11.2.4.3 Notwithstanding Section 4.2.1.15, a Development Permit is required for all amateur radio antennas or internet towers in the Airport Protection Overlay.
- 11.2.4.4 Notwithstanding Section 4.2.1.16, a Development Permit is required for all wind energy conversion systems for domestic and/or agricultural uses in the Airport Protection Overlay.
- 11.2.4.5 Notwithstanding Section 4.2.1.18, a Development Permit is required for any solar power equipment installations for personal household and/or agricultural use which may result in the installation height piercing the Obstacle Limitation Surfaces when positioned at its highest proposed angle.
- 11.2.4.6 Notwithstanding Section 4.2.1.34, a Development permit is required for lot grading which may result in elevated areas of ground that exceed 1095.65 metres above sea level or may create excessive dust.

This is the height above which alterations to the Outer Surface would need to be made to maintain the minimum 9m height above grade.

- 11.2.4.7 The Approving Authority may issue a signed waiver to allow for development on a site without the requirements of a Development Permit in accordance with Section 4.2.1 of the Land Use Bylaw, where the landowner/applicant can provide proof that the maximum height of the proposed development will not intersect any Obstacle Limitation Surfaces, or create excessive smoke, dust, fumes, fog, glare, or any other condition that would in the opinion of the Approving Authority reduce visibility for air traffic.
- 11.2.4.8 For development permit applications within the Airport Protection Overlay, the heights and locations of all proposed buildings and structures must be provided to the Development Authority including temporary structures and/or details regarding construction equipment which may be required during construction, including but not limited to cranes, booms, lighting mast/tower, temporary telecommunication tower, pile driver, and well drilling equipment.

11.2.5 RESTRICTIONS

- 11.2.5.1 No person shall place, erect or construct, or permit the placement, erection or construction of any building, development, structure, or object that exceeds the height limitations of the Obstacle Limitation Surfaces, as illustrated on Appendix A of this schedule, unless appropriate municipal and/or provincial and/or federal approval(s) are first obtained.
- 11.2.5.2 No development shall be approved in the Outer Surface Area if it intersects the Outer Surface, unless it has been determined by Foothills County, Transport Canada, and/or Nav Canada that it will not create a negative impact on the safe and efficient operation of the airport.
- 11.2.5.3 No person shall permit an Object of Natural Growth within the Airport Protection Area to exceed the height limitation of the Obstacle Limitation Surfaces, as shown on Appendix A of this schedule.

In accordance with Section 901.47 and 901.73 of the Canadian Aviation Regulations respecting remotely piloted aircraft, no person shall operate a model aircraft, including an unmanned aircraft commonly known as a drone within the Airport Protection Overlay unless the operation is conducted in accordance with the established procedure with respect to the use of remotely piloted aircraft systems applicable to the airport.

Canada Innovation, Science and Economic Development (ISED) has full authority for regulating radio communication in Canada and for authorizing the location radio communication facilities, including communication towers.

Any applications for Wind Energy Conversion System for use other than personal domestic/agricultural purposes, and application for Solar Power Systems, Commercial, require approval from Alberta Utility Commission (AUC) and from Foothills County through land use amendment or redesignation.

11.2.6 DEFINITIONS

(Additional Definitions can be found under Section 18.5 – Direct Control District #5)

AIRPORT REFERENCE POINT ELEVATION means the lowest threshold elevation point of the runway.

OBJECT OF NATURAL GROWTH means natural vegetation including trees and shrubs.

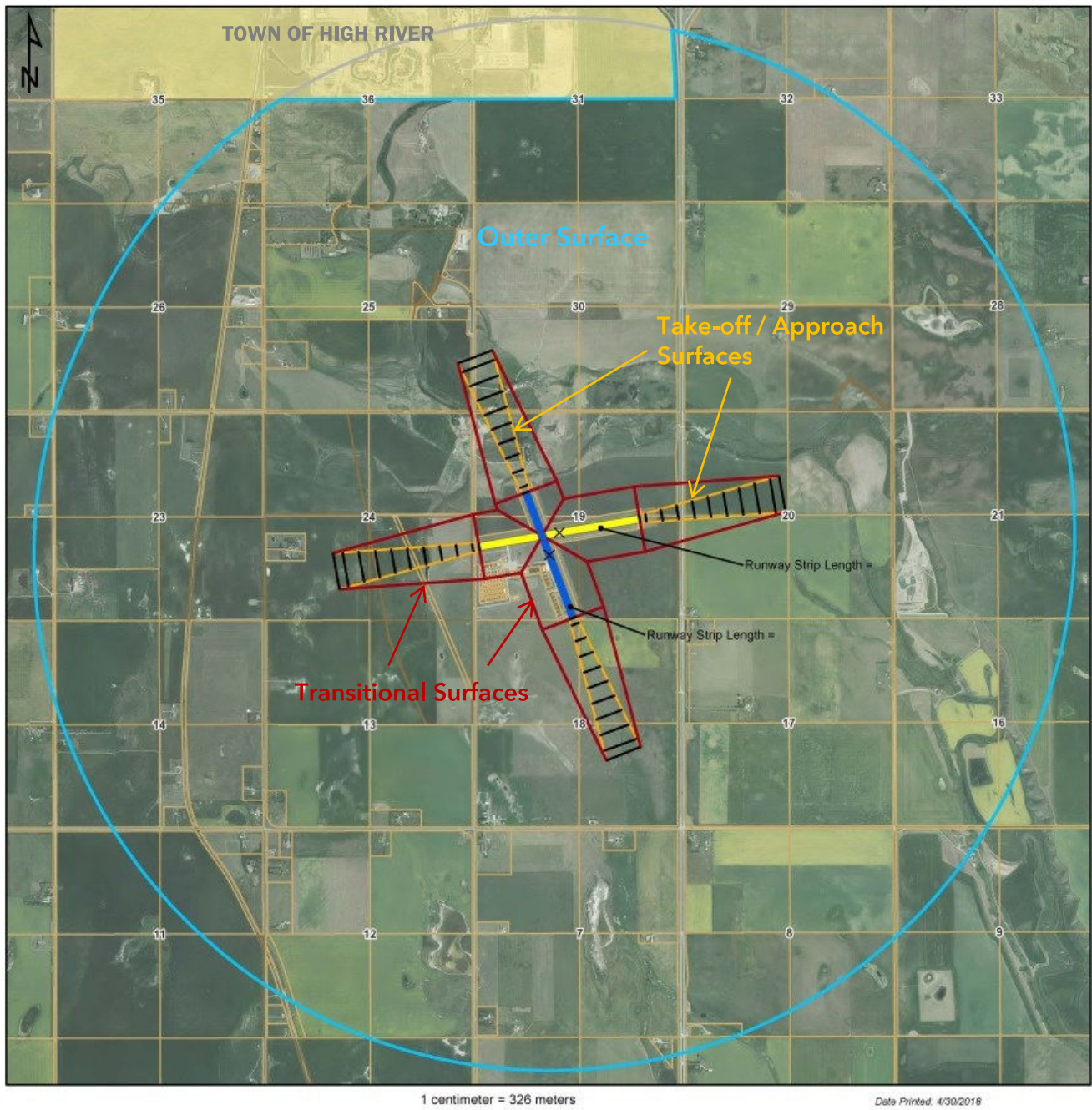
OBSTACLE LIMITATION SURFACES means a series of surfaces that set the height limits for structures or objects around an aerodrome. In Canada these surfaces include the Outer Surface, the Take-off / Approach Surfaces, and the Transitional Surfaces.

OUTER SURFACE means an imaginary circular-shaped surface, with a radius of 4000m (4km) measured from the designated aerodrome reference point(s), which is located 45m above the assigned reference point elevation of the airport.

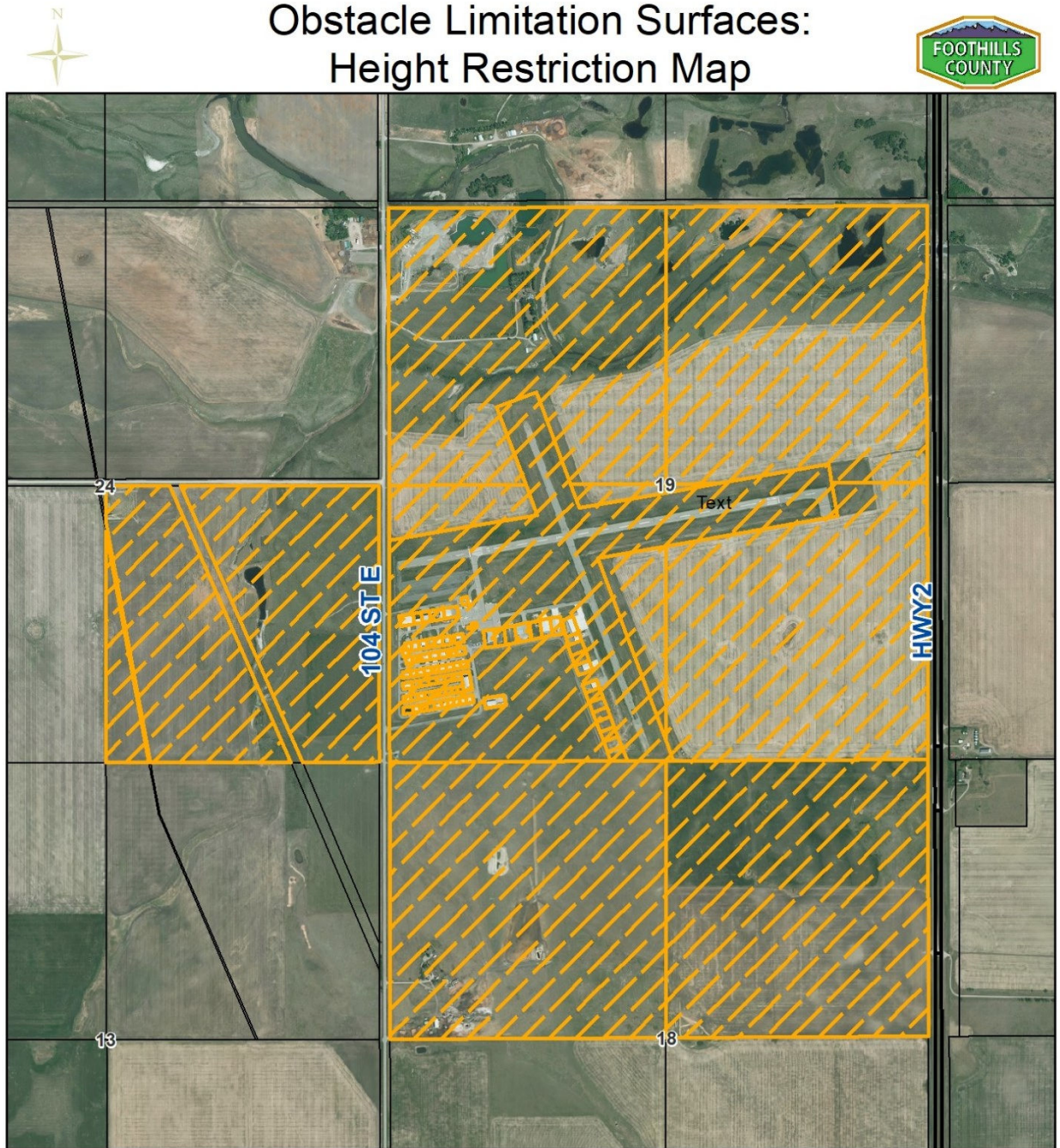
TAKE-OFF / APPROACH SURFACES means the inclined plane abutting the end of each runway which is the width of the runway at its beginning and angles out at 10 degrees from the lateral extension of the basic strip. It ends at its intersection with the Outer Surface.

TRANSITIONAL SURFACES means the complex surface along the sides of the runway strip that runs parallel to the approach surface that slopes up to the outer surface.

APPENDIX A - AIRPORT PROTECTION OVERLAY



APPENDIX B - OBSTACLE LIMITATION SURFACES: HEIGHT RESTRICTION MAP



Legend

1:15,670

 Height Restricted Properties

A review by Foothills County is required prior to proceeding with construction of any structure on these identified properties. Portions of these identified properties are limited by the Foothills Regional Airport Obstacle Limitation Surfaces which may limit the permitted height of a building beyond the standard permitted 12m height for dwellings and 10.67m height for accessory buildings. This map is intended as a temporary placeholder until Obstacle Limitation Surfaces can be accurately illustrated.

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Data Sources Include Municipal Records and AltaLIS.
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Date Printed: 2024-03-27

Recommended Conditions for 26D 211 – Oversized Accessory Building should the Development Appeal Board Overturn the Development Authority’s decision to Refuse the Application

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 execute and maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. **Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;**
2. The applicant is to wholly remove the existing +/- 1,600 sq. ft. shop to allow for the new +/- 6,000 sq. ft. shop to be built in its place.
3. The applicant shall obtain all necessary building and safety codes permits and inspections from Foothills County to the discretion of the County’s Safety Codes Officer;
4. 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 and use of the land shall comply with all requirements of the applicable Building, Safety, and Fire Codes at all times;
2. 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;
3. No portion of the Oversized Accessory Building space shall be used for the purpose of any business-related uses, nor shall any portion be used as a Secondary Suite without first obtaining the necessary approvals from Foothills County;
4. All structures shall be located to adhere to municipal setbacks requirements. No variance for setbacks has been considered under this approval;
5. Lot Coverage, which includes all structures, associated driveways, walkways, decks and patios, shall not exceed 40%;
6. 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;
7. Installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;
8. 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.

9. The applicant agrees to indemnify and hold harmless Foothills County from any and all third party claims, demands, or actions for which the applicant is legally responsible, including those arising out of negligence or willful acts by the applicant or the applicant's agent(s). In addition, the applicant will carry insurance to cover general liability including bodily injury and property damage to a third party;
10. 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.