

Gary and Rhonda Reid

Highway 552 West  
Foothills, Alberta T1S 5M6  
Email: [REDACTED]

September 13, 2026

Via email: [publichearings@foothillscountyab.ca](mailto:publichearings@foothillscountyab.ca)

Foothills County Council  
309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7

## Written Submission Opposing Site Specific Amendment

**Public Hearing: September 16, 2026 at 10:00 a.m.**

**Application File: 26R029**

**Subject Lands: Plan 0612013, Block 1, Lot 2; Ptn. SE 27-21-01 W5M**

Dear Reeve and Members of Council:

We respectfully request that Council refuse the proposed site-specific amendment. We own the neighbouring parcel immediately west of the subject lands and are directly affected by this application. Our property also relies on the legal access through the subject parcel that is described in the County staff report.

We purchased the original 10.5-acre parcel in 1990 and subdivided the 5.25-acre subject parcel in 2008. We therefore have direct knowledge of the lands and the expectations under which the parcel was created and sold. Our objection is about land-use compliance and the effect of a permanent exception on neighbouring land. It is not a personal objection to the current owners, who the staff report notes inherited the property's compliance issues.

**1. The application does not conform to the Country Residential District rules.** The staff report confirms that a Dwelling, Mobile Home is not permitted as the principal dwelling on a parcel under 80 acres. The subject parcel is 5.25 acres. The bylaw provides a route for a qualifying manufactured home that meets its width, foundation, permit, and other requirements. This application instead asks Council to create a permanent exception for the existing mobile home.

**2. The earlier approvals were temporary or conditional, and the required work was not completed.** The mobile home was approved in 2013 for 24 months while a permanent dwelling was being constructed, then renewed for 24 months in 2015. A 2017 application for a permanent mobile home was refused. The Subdivision and Development Appeal Board later allowed a path to compliance on the condition that a 784-square-foot addition be built so the home would qualify as a manufactured home. A building permit was issued in 2018, but the report confirms that the addition was never built. The present application proposes no physical changes. Permanent authorization would remove the central condition of the earlier approval rather than complete it.

**3. The effect on our property has not been adequately addressed.** The approval wording in the staff report would require Council to find that the amendment will not materially affect the use, enjoyment, or value of neighbouring property. We are concerned that permanently authorizing a mobile home outside the district's normal rules may affect the character, marketability, and value of our property. The staff report provides no appraisal, market analysis, or other evidence addressing that effect. Council should not make the proposed finding without evidence and direct consideration of our objection.

**4. The shared legal access and remaining compliance matters require protection.** The staff report confirms that the driveway across the subject parcel provides legal physical access to our property and that the County is a party to the access agreement. Any decision must preserve our unobstructed access and clarify maintenance and safety responsibilities. The report also identifies a chicken coop that does not meet the required setback, yet the listed approval conditions do not expressly require correction. The materials do not state the mobile home's manufacture date or confirm its foundation, CSA, building and safety-code, well, and septic compliance.

**Requested decision**

We ask Council to refuse the application using the refusal option set out in the staff report because the proposed permanent use does not conform to Land Use Bylaw 60/2014. The fact that a temporary use has continued for many years does not establish that a permanent site-specific exception is appropriate.

If Council is not prepared to refuse the application, we ask that it postpone the matter rather than grant first reading until the County:

- verifies the mobile home's manufacture date, CSA status, foundation, building and safety-code permits, and well and septic compliance;
- requires a binding and enforceable plan, deadline, and security to complete the previously approved addition or otherwise bring the dwelling into conformity with the bylaw;
- requires the chicken coop setback violation to be corrected; and
- reviews the access agreement with us and confirms in writing that our access rights, ongoing use, maintenance, and future connection to 268 Avenue West will not be impaired.

We also note a clerical inconsistency in the application package: the location map is titled Ptn. SW 27-21-01 W5M, while the notice, application form, site plan, and staff report identify the lands as Ptn. SE 27-21-01 W5M. Please confirm and correct the legal location in the public record before Council proceeds.

Please include this letter in the public hearing record and send us the written decision. Thank you for considering the concerns of the directly affected neighbouring landowners.

Sincerely,

Gary Reid

Rhonda Reid

**Response to Written Submission Opposing Site-Specific Amendment  
Application File: 26R029  
Subject Lands: Plan 0612013, Block 1, Lot 2; Ptn. SE 27-21-01 W5M**

Dear Reeve and Members of Council,

We are writing in response to the written submission opposing our site-specific amendment.

We fully respect the right of neighbouring landowners to participate in this process and to raise legitimate concerns regarding access, compliance, and potential impacts on their property. However, after reviewing the submission, we do not believe the concerns raised provide a reasonable basis to refuse this application.

At its core, this application is not seeking approval for a new mobile home, a new land use, a subdivision, a commercial operation, or a development that would materially change the character of the area.

It is an application to resolve the status of an **existing residential dwelling that has been located on this property for more than a decade**.

We respectfully ask Council to consider the property as it actually exists today, the actual impact of the existing use, our willingness to address the remaining compliance matters, and the circumstances under which we purchased and subsequently invested in this property.

## **1. The Existing Dwelling Has Been in Place for More Than a Decade**

The opposing submission outlines the history of the dwelling itself, including approvals dating back to 2013.

That history is important because this is not a theoretical discussion about what effect a mobile home might have if one were placed on this property in the future.

**The home is already here.**

It has existed in this location for more than ten years. The surrounding properties have existed alongside it during that time. The present application does not propose relocating the dwelling closer to neighbouring properties, adding another residence, intensifying the residential use, or materially changing how the property is used.

The practical question before Council is therefore not whether a new mobile home should be introduced into this area.

The question is whether an existing home, which has functioned as a residence on this parcel for more than a decade, should be permitted to remain permanently through a site-specific amendment.

We believe that distinction is significant.

## **2. The Claimed Impact on Neighbouring Property Value Is Speculative**

The opposing submission raises concerns that permanently recognizing the existing dwelling may affect the “character, marketability, and value” of the neighbouring property. It also acknowledges that there is no appraisal, market analysis, or other evidence addressing that alleged effect.

We respectfully submit that concerns regarding property value should be supported by evidence, particularly when the dwelling alleged to cause the impact has already existed in the same location for more than a decade.

No appraisal has been provided demonstrating that our dwelling has reduced the value of the neighbouring property.

No market analysis has been provided.

No evidence has been presented showing that the neighbouring property has been more difficult to use, enjoy, market, finance, or sell because of our dwelling.

Most importantly, approval of this amendment would not introduce any new physical condition onto the land.

### **The dwelling is already there.**

Changing its legal status does not change its appearance, location, use, or physical relationship to the neighbouring parcel.

If there were a measurable negative impact simply from the physical presence of the dwelling, that impact would already exist today. No evidence has been presented demonstrating that it does.

## **3. The Previously Proposed Addition Does Not Logically Address the Alleged Impact**

The opposing submission places considerable emphasis on an earlier approval requiring an approximately 784-square-foot addition so that the dwelling could qualify under a different regulatory classification.

We understand that history. However, we respectfully ask Council to distinguish between a **regulatory classification requirement** and an actual **planning or neighbouring-property impact**.

If the concern is that the existing mobile home negatively affects the neighbouring property because of its character, appearance, marketability, or value, it is difficult to understand how attaching approximately 800 square feet to that same mobile home would address that concern.

The home would remain on the same parcel, in the same general location, and would continue to be used for the same residential purpose.

There has also been no evidence presented to suggest that constructing an addition onto the mobile home would increase the value or marketability of either property.

Depending on its design, construction, and how future purchasers perceive an addition attached to an existing mobile home, it could just as reasonably have a neutral or negative effect on the marketability or value of our own property.

We are not asking Council to assume that an addition would devalue the property. Our point is simply that there is **no factual basis for assuming that it would increase its value or somehow protect the neighbouring property from the concerns being raised.**

Requiring an addition solely because it changes the regulatory classification of the dwelling should not be confused with demonstrating that the addition would improve the property, protect neighbouring property values, or mitigate an identifiable land-use impact.

The current site-specific amendment gives Council the opportunity to consider the dwelling and property on their actual merits rather than requiring construction simply to satisfy a dimensional threshold associated with another classification.

#### **4. We Purchased the Property in Good Faith and Did Not Create These Issues**

Perhaps the most important context is that **we did not create the historical compliance situation described in the opposing submission.**

The neighbouring submission itself expressly acknowledges that the current owners inherited the property's compliance issues.

We purchased this property through the normal and proper real estate process. We used a realtor and a real estate lawyer and proceeded with the purchase believing we were acquiring a lawful residential acreage.

We were never advised that there were outstanding County compliance issues relating to the dwelling.

We were not made aware of those issues until **2023, approximately three years after purchasing the property.**

By that point, we had already invested significant time, effort, and money into making this our long-term home. To date, we have invested **more than \$150,000 in improvements to this property**.

Those improvements were made in good faith and in the reasonable belief that we had lawfully purchased our home through the appropriate channels.

Had these historical issues been clearly disclosed to us before purchasing the property, we would have had the opportunity to properly evaluate them before making one of the largest financial commitments of our lives.

Instead, we discovered years after the purchase that we had inherited a regulatory issue dating back to previous ownership.

We are not asking Council to disregard the Land Use Bylaw. We are using the process available to Council — a site-specific amendment — to find a reasonable and permanent resolution to a historical situation that predates our ownership.

## **5. A Site-Specific Amendment Allows Council to Consider the Unique Circumstances of This Parcel**

The fact that the existing dwelling does not fit within the general provisions applying to other Country Residential parcels is the reason this application is before Council.

A site-specific amendment, by its very nature, allows Council to consider circumstances that are unique to a particular property rather than changing the rules for the district as a whole.

We respectfully submit that the circumstances of this property warrant that consideration:

- the dwelling has existed for more than a decade;
- the residential use is already established;
- we purchased the property without being informed of the historical compliance issues;
- we have invested more than \$150,000 into the property;
- we are willing to correct the chicken-coop setback;
- we have no objection to protecting the neighbouring property's existing legal access; and
- no evidence has been presented demonstrating that permanent recognition of the existing dwelling would create a material negative impact on surrounding properties.

Approving this amendment would not change the rules for other Country Residential parcels. It would address the unusual history and circumstances of **this particular property**.

## **6. The Legal Access Can Be Expressly Protected**

The opposing submission raises concerns regarding the legal access across our property to the neighbouring parcel and asks that access rights, maintenance, and future use be protected.

We want to be very clear on this point:

**We have no intention of interfering with the neighbouring property's lawful access.**

This has never been an issue from our perspective.

The submission itself confirms that the access is already established through a legal agreement and that the County is a party to that agreement.

If Council or Administration believes additional wording should be incorporated into the site-specific amendment or associated approval to expressly preserve that existing legal access, **we have no objection to reasonable wording being added.**

A concern that can be addressed through clear wording or an appropriate condition should not, in our view, require refusal of the entire application.

## **7. The Chicken Coop Is Already Being Addressed**

The opposing submission also identifies a chicken coop that does not currently comply with the required setback.

We have already agreed to relocate the chicken coop so that it complies with the required setback.

There is therefore no dispute on this issue.

If Council wishes to make relocation of the coop an express condition, we are prepared to comply.

## **8. The Actual Impact on Adjacent Properties Should Be Considered**

We also have a written letter from our neighbours immediately to the south confirming that they have **no objection to the property and dwelling remaining as they currently exist.**

Different neighbours are entitled to different opinions. However, support from another immediately adjacent landowner is relevant when Council considers whether the existing dwelling is, in practice, materially affecting surrounding properties.

It demonstrates that the mere presence of the dwelling is not universally regarded as detrimental and reinforces the importance of distinguishing between a concern about a possible impact and evidence of an actual one.

## **9. The Remaining Concerns Can Be Addressed Without Refusing the Amendment**

The opposition raises several specific matters, including legal access, the chicken-coop setback, compliance confirmations, and the historical addition requirement.

We have already demonstrated our willingness to address legitimate outstanding matters. The access concern can be expressly protected. The chicken coop will be moved. Any reasonable compliance confirmations required by the County can be addressed through the appropriate process.

What remains is the fundamental question of whether the existing dwelling itself should be permitted to remain.

We respectfully submit that outright refusal would be a disproportionate response where the identifiable practical concerns can be resolved and where no evidence has been presented demonstrating that permanent recognition of the existing dwelling would materially harm the neighbouring property.

## **Closing**

This application does not seek to create a new situation on the land. It seeks to resolve one that has existed for more than a decade.

We purchased this property in good faith through the proper real estate process and were not advised of the historical compliance issues. We learned of them approximately three years after taking possession, after already investing substantially in the property. We have now invested more than **\$150,000** into making this our home.

We are willing to correct the chicken-coop setback, preserve the neighbouring property's legal access, and work with Foothills County to address legitimate outstanding compliance matters.

What has not been demonstrated is that allowing this existing dwelling to remain will materially harm the use, enjoyment, marketability, or value of the neighbouring property.

Nor has it been demonstrated that requiring an approximately 800-square-foot addition would remedy any such impact.

**We are not asking Council to overlook the history of this property. We are asking Council to resolve it.**

For these reasons, we respectfully request that Council approve the proposed site-specific amendment.

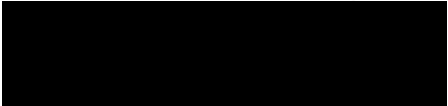
Sincerely,

**Ashley and Cody Smith**

**LATE**

**WRITTEN  
SUBMISSION**

Stephanie Barnes & Regis Sylvestre



14 September, 2026

To: Foothills County

Re: Support For Proposed Site-Specific Amendment

Application File: 26R029

Subject Lands: Plan 0612013, Block 1, Lot 2, Ptn. SE 27-21-01 W5

Dear Reeve and Members of Council,

We have received notice that our neighbours at the above property have applied for permission to retain their mobile home residence as-is, and we understand that we can voice our opinions on this matter. We wish to go on record with the following statement:

We have owned our property since March of 2022. We knew there was a mobile home on the property to our north at that time. It did not bother us then, and it does not bother us now. We have considered this matter carefully, and wish to provide our complete support for the above application without hesitation for the following reasons:

- 1) Our history of ownership of our own property included knowledge of the existence of the mobile home before we bought our property. It did not influence our decision to buy our property, nor did it cause us concern for the future.
- 2) There is a tangible benefit, which includes property value, of having excellent neighbours. Ashley and Cody fit this description. In the four years we have owned our property, they have kept watch over our place, have contributed composted manure to our crop, and provided advice on our hay crop and pasture grass. They have always been quiet, pleasant, responsible citizens of Foothills County. They take excellent care of their property, keeping it tidy, in good repair, and attractive. We cannot stress this enough; neighbours as dedicated to their home as Ashley and Cody are a benefit our own property value, as well as our ongoing enjoyment of our property. We could not ask for better neighbours.
- 3) As a younger couple than ourselves, it gives us great pleasure that Ashley and Cody embrace the rural and agricultural aspects of this neighbourhood. They provide a much-needed diversity to the demographic of our area, which is good for Foothills County in a broad sense, and for our own neighbourhood in particular.
- 4) We are the only neighbours who share a property line proximal to the mobile home. We see it all day, every day. Arguably, ours is the only property that is directly affected by their mobile home. We determined four years ago that their mobile home was not a problem as it stands, and the same is true today. The presence of Ashley's and Cody's mobile home

causes no deleterious effect on our own property values whatsoever, but the presence of Ashley and Cody themselves directly benefits us.

5) As regards an historical application for an addition to the mobile home, we have recent personal experience with this. When we bought our property in 2022, a mobile home with an addition was present on the property. We tried to relocate the mobile home, but were informed that because it had an addition, it was worth less on resale than the cost of demolishing it. We were told by our realtor as well as the vendor's realtor that the mobile home would have been worth more if it did not have an addition. We have no reason to doubt the expertise of two realtors who deal with all types of dwellings, including mobile homes, on a regular basis.

Conclusion: We enjoy our neighbourhood very much. We have set roots down here, and are enjoying farming our little corner of Foothills County. A significant part of the enjoyment of our property depends upon the congenial relationship we have with all our neighbours. We take care of each other. We keep our eyes on each other's properties. We are always ready to help, and it comforts us to know that our neighbours are always ready to help us too. Anything, therefore, that allows Ashley and Cody to continue to enjoy their property and lifestyle is fine with us.

We are happy to support the application, and wish Ashley and Cody many healthy years in their home.

Sincerely,

Stephanie Barnes

Regis Sylvestre