FOOTHILLS COUNTY
309 Macleod Trail, Box 5605
High River, Alberta T1V 1M7
Phone: 403-652-2341
Fax: 403-652-7880
www.FoothillsCountyAB.ca
planning@foothillscountyab.ca

October 28, 2026

This Notice has Four Decisions
Enclosed for Four Separate Parcels

«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 for four separate parcels have 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 applications are as follows:

Development Permit Application File#:	**26D 167 A/B/C/D**
Legal Description:	**NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 44-47**
Approval Description:	**Dwelling, Townhouse with Attached Garage & Relaxation of Setbacks on RMF-A Lot**
Applicant/Owner	**Partners Development Group (Applicant) / Heritage Crossing GP Ltd (Owner)**
Location:	**Located on Heritage Crossing Green within the boundaries of the Hamlet of Heritage Pointe, east of Highway 2A and west of Highway 2. The subject lands are identified within the Plan Areas of the Foothills County and City of Calgary Intermunicipal Development Plan and within the Heritage Crossing Area Structure Plan.**

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 November 18, 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-notices For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at **403-652-2341** or via email at Planning@FoothillsCountyAB.ca

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

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

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

Yours truly,
FOOTHILLS COUNTY

Original Signed By...

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

PK/sp
Encl. – Development Authority Decision for 26D 167 A/B/C/D

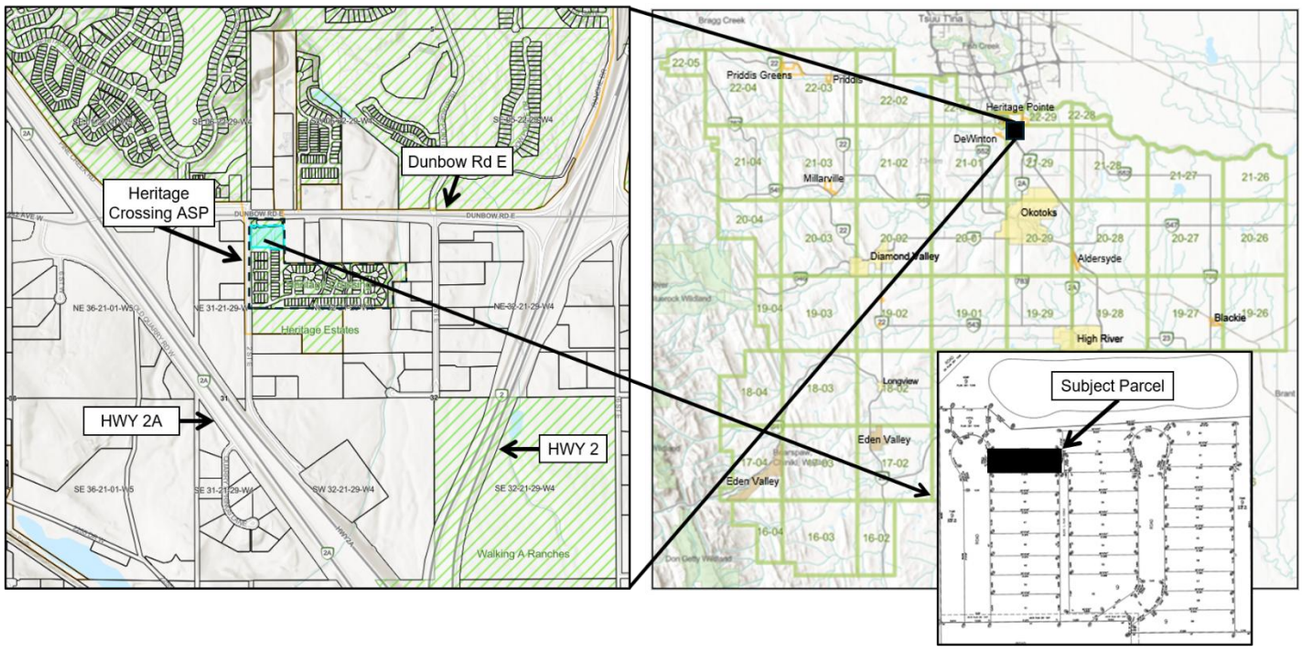
DEVELOPMENT AUTHORITY DECISION
DATE OF DECISION: October 28, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D167A
APPLICANT(S): PARTNER'S DEVELOPMENT GROUP – RICHARD MARSTERS
LANDOWNER(S): HERITAGE CROSSING GP LTD.
PROPOSAL DESCRIPTION: DWELLING, TOWNHOUSE WITH ATTACHED GARAGE & RELAXATION OF SETBACKS ON RMF-A LOT
LEGAL DESCRIPTION: PTN: NW 32-21-29 W4M; PLAN 2611753, BLOCK 9, LOT 44

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject 323.4 square meter parcel is zoned Residential Multi-Family Sub-District "A" (RMF-A) located on Heritage Crossing Green within the boundaries of the Hamlet of Heritage Pointe, east of Highway 2A and west of Highway 2. The subject lands are identified within the Plan Areas of the Foothills County and City of Calgary Intermunicipal Development Plan and within the Heritage Crossing Area Structure Plan.



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of one Dwelling, Townhouse with Attached Garage (399 sq. ft) with a lot coverage of 49.34% on Plan 2611753, Block 9, Lot 44 within Heritage Crossing Phase 2.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Residential Community Sub-district "A" to ensure that all restrictions and recommendations as noted within the required Stormwater Management, Master Drainage Plan, Lot Grading, High Water Table Report for Foundation Designs, Geotechnical Report and Building Envelopes are adhered to through issuance of a Development Permit.

A compliance deposit in the amount of $5,000 and a completion certificate by a professional engineer are required as part of this Development Permit. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and plans have been satisfied, and that the development has been completed.

Further, the proposed above grade deck does not meet the required setback distance of 8.0m from the south property line and the applicants are requesting the following relaxation:

- The Covered Above Grade Deck is proposed to be located 6.01m from the south property line when the required setback is 8.0m. Therefore, the applicants are seeking a 1.99m or 25% relaxation.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures.
Dwelling, Townhouse is a Discretionary Use within the Residential Multi-Family District, and relaxation of setbacks a Permitted Use with a Variance, therefore this is considered a discretionary use and is 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 to the construction of a Dwelling, Townhouse with Attached Garage (under 1,200 sq. ft) and Relaxation of Setbacks on a portion of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 44, has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted Pre-Release Condition(s), this approval allows for the development and use of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 44 for:

- Construction of one Dwelling, Townhouse with Attached Garage (399 sq. ft), with a shared height of +/- 25.5 feet.
- Relaxation of Setbacks for the proposed covered above grade deck to be located no closer than 6.01m to the rear property line

in accordance with the submitted and accepted Development Permit application and with the professional reports as accepted by the County.

PRE-RELEASE CONDITION(S):

Pre-release condition(s) must be complied with before the Development Permit is signed and issued. Failure to complete the pre-release condition(s) on or before ***March 28, 2027,*** *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).*

1. The applicant shall submit a compliance deposit in the amount of $5,000 to ensure compliance with the sub-district "A" provisions. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

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. This temporary Development Permit may be renewed upon application to the Development Authority, provided that no changes have been made to the original application.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant is required to obtain all necessary building and safety codes permits and inspections to the satisfaction of the Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post a County address, to the satisfaction of the County's GIS Department;
4. Prior to the County acknowledging completion of the development, the applicant shall submit an as-built with grade slips confirming the building grades align with the accepted Heritage Crossing Grading Plan, to the satisfaction of the Foothills County Public Works Department;
5. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
    i. Stormwater Management Plan *prepared by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on December 13, 2024.*
    ii. Stormwater Management Letter Report *completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.*
    iii. Geotechnical Report *prepared by Brian Tingley and signed by Martin D. Ward on February 23, 2022*
    iv. Building Envelope / Developable Area
6. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the accepted reports (above); Please note that an engineer's report review fee may be requested by our Public Works Department;
7. 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 development.

1. Development and use of the land shall comply with all requirements of the national and provincial Building and Fire Codes at all times;
2. Emergency address signage shall be installed and maintained;
3. No topsoil is permitted to be removed from the property;
4. Installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
5. Sump pumps and stormwater drainage systems shall not be connected to the wastewater system;
6. Lot coverage is not to exceed 60% consisting of all structures and impervious surfaces plus the driveway as outlined in the Stormwater Management Letter Report completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.
7. 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;
8. The landowner shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit**. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; 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.***
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.

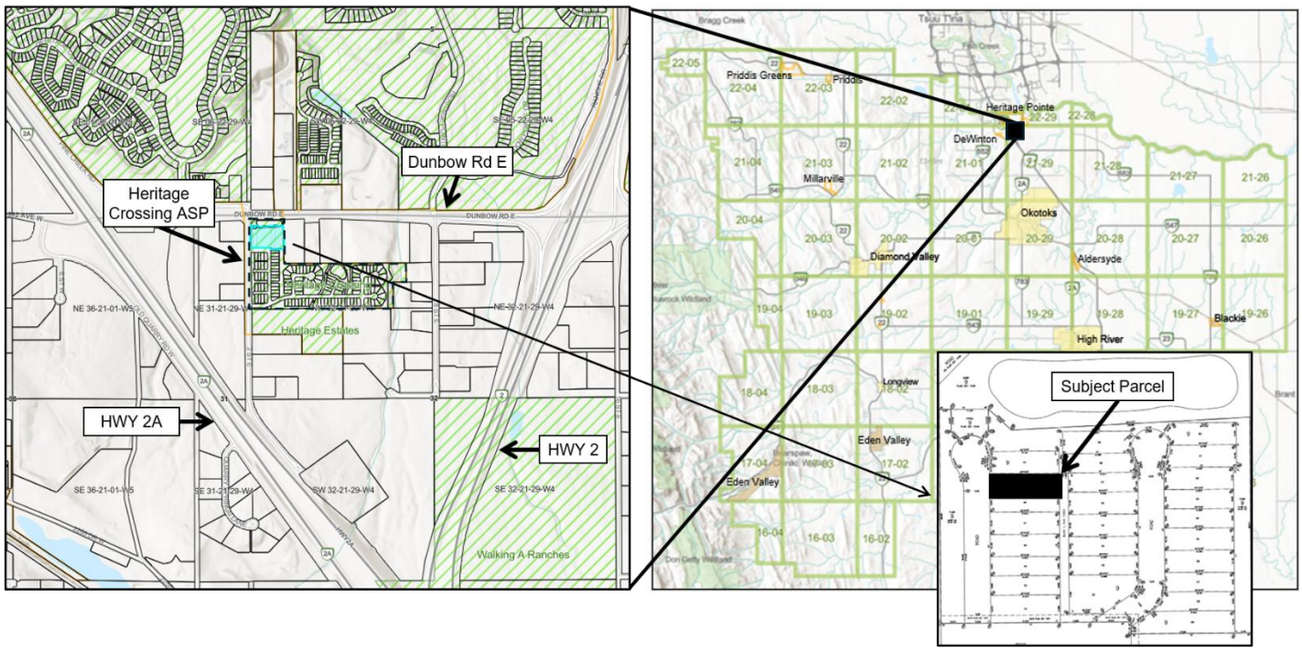
DEVELOPMENT AUTHORITY DECISION
DATE OF DECISION: October 28, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D167B
APPLICANT(S): PARTNER'S DEVELOPMENT GROUP – RICHARD MARSTERS
LANDOWNER(S): HERITAGE CROSSING GP LTD.
PROPOSAL DESCRIPTION: DWELLING, TOWNHOUSE WITH ATTACHED GARAGE & RELAXATION OF SETBACKS ON RMF-A LOT
LEGAL DESCRIPTION: PTN: NW 32-21-29 W4M; PLAN 2611753, BLOCK 9, LOT 45

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject 282.5 square meter parcel is zoned Residential Multi-Family Sub-District "A" (RMF-A) located on Heritage Crossing Green within the boundaries of the Hamlet of Heritage Pointe, east of Highway 2A and west of Highway 2. The subject lands are identified within the Plan Areas of the Foothills County and City of Calgary Intermunicipal Development Plan and within the Heritage Crossing Area Structure Plan.



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of one Dwelling, Townhouse with Attached Garage (418 sq. ft) with a lot coverage of 58.02% on Plan 2611753, Block 9, Lot 45 within Heritage Crossing Phase 2.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Residential Community Sub-district "A" to ensure that all restrictions and recommendations as noted within the required Stormwater Management, Master Drainage Plan, Lot Grading, High Water Table Report for Foundation Designs, Geotechnical Report and Building Envelopes are adhered to through issuance of a Development Permit.

A compliance deposit in the amount of $5,000 and a completion certificate by a professional engineer are required as part of this Development Permit. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and plans have been satisfied, and that the development has been completed.

Further, the proposed above grade deck does not meet the required setback distance of 8.0m from the south property line and the applicants are requesting the following relaxation:

- The Covered Above Grade Deck is proposed to be located 6.01m from the south property line when the required setback is 8.0m. Therefore, the applicants are seeking a 1.99m or 25% relaxation.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures.
Dwelling, Townhouse is a Discretionary Use within the Residential Multi-Family District, and relaxation of setbacks a Permitted Use with a Variance, therefore this is considered a discretionary use and is 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 to the construction of a Dwelling, Townhouse with Attached Garage (under 1,200 sq. ft) and Relaxation of Setbacks on a portion of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 45, has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted Pre-Release Condition(s), this approval allows for the development and use of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 45 for:

- Construction of one Dwelling, Townhouse with Attached Garage (418 sq. ft), with a shared height of +/- 25.5 feet.
- Relaxation of Setbacks for the proposed covered above grade deck to be located no closer than 6.01m to the rear property line

in accordance with the submitted and accepted Development Permit application and with the professional reports as accepted by the County.

PRE-RELEASE CONDITION(S):

Pre-release condition(s) must be complied with before the Development Permit is signed and issued. Failure to complete the pre-release condition(s) on or before ***March 28, 2027,*** *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).*

1. The applicant shall submit a compliance deposit in the amount of $5,000 to ensure compliance with the sub-district "A" provisions. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

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. This temporary Development Permit may be renewed upon application to the Development Authority, provided that no changes have been made to the original application.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant is required to obtain all necessary building and safety codes permits and inspections to the satisfaction of the Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post a County address, to the satisfaction of the County's GIS Department;
4. Prior to the County acknowledging completion of the development, the applicant shall submit an as-built with grade slips confirming the building grades align with the accepted Heritage Crossing Grading Plan, to the satisfaction of the Foothills County Public Works Department;
5. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
    i. Stormwater Management Plan *prepared by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on December 13, 2024.*
    ii. Stormwater Management Letter Report *completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.*
    iii. Geotechnical Report *prepared by Brian Tingley and signed by Martin D. Ward on February 23, 2022*
    iv. Building Envelope / Developable Area
6. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the accepted reports (above); Please note that an engineer's report review fee may be requested by our Public Works Department;
7. 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 development.

1. Development and use of the land shall comply with all requirements of the national and provincial Building and Fire Codes at all times;
2. Emergency address signage shall be installed and maintained;
3. No topsoil is permitted to be removed from the property;
4. Installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
5. Sump pumps and stormwater drainage systems shall not be connected to the wastewater system;
6. Lot coverage is not to exceed 60% consisting of all structures and impervious surfaces plus the driveway as outlined in the Stormwater Management Letter Report completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.
7. 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;
8. The landowner shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit**. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; 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.***
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.

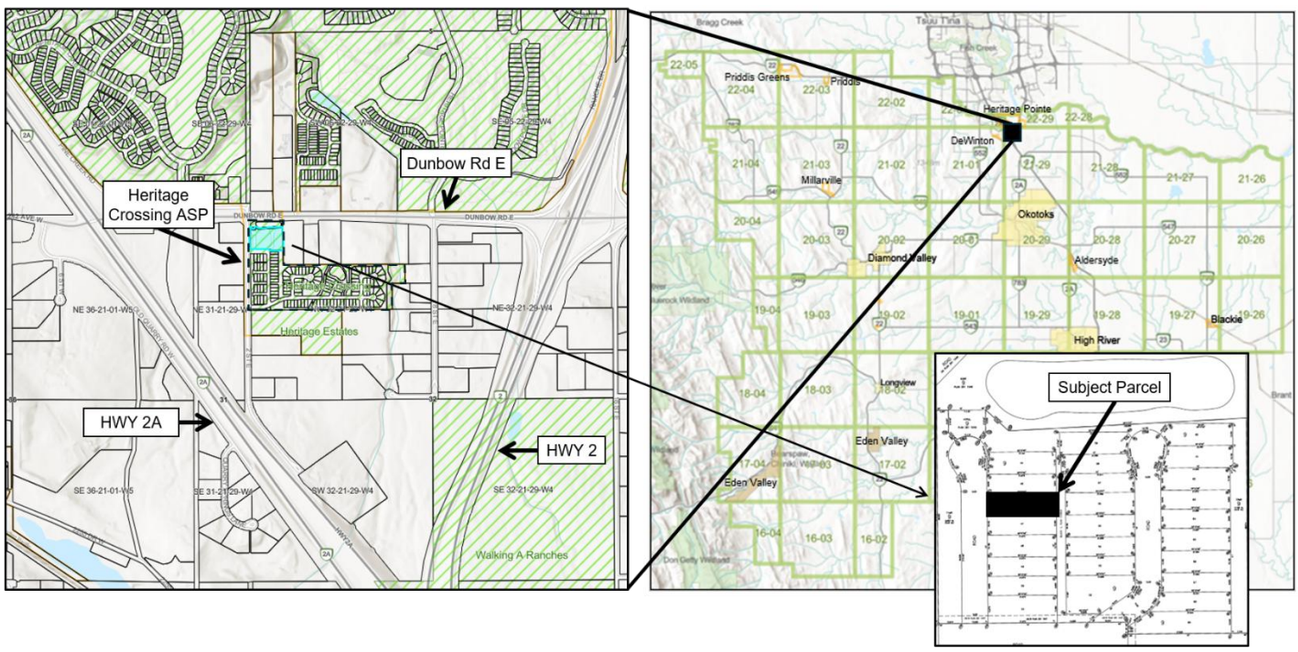
DEVELOPMENT AUTHORITY DECISION
DATE OF DECISION: October 28, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D167C
APPLICANT(S): PARTNER'S DEVELOPMENT GROUP – RICHARD MARSTERS
LANDOWNER(S): HERITAGE CROSSING GP LTD.
PROPOSAL DESCRIPTION: DWELLING, TOWNHOUSE WITH ATTACHED GARAGE & RELAXATION OF SETBACKS ON RMF-A LOT
LEGAL DESCRIPTION: PTN: NW 32-21-29 W4M; PLAN 2611753, BLOCK 9, LOT 46

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject 282.5 square meter parcel is zoned Residential Multi-Family Sub-District "A" (RMF-A) located on Heritage Crossing Green within the boundaries of the Hamlet of Heritage Pointe, east of Highway 2A and west of Highway 2. The subject lands are identified within the Plan Areas of the Foothills County and City of Calgary Intermunicipal Development Plan and within the Heritage Crossing Area Structure Plan.



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of one Dwelling, Townhouse with Attached Garage (399 sq. ft) with a lot coverage of 57.38% on Plan 2611753, Block 9, Lot 46 within Heritage Crossing Phase 2.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Residential Community Sub-district "A" to ensure that all restrictions and recommendations as noted within the required Stormwater Management, Master Drainage Plan, Lot Grading, High Water Table Report for Foundation Designs, Geotechnical Report and Building Envelopes are adhered to through issuance of a Development Permit.

A compliance deposit in the amount of $5,000 and a completion certificate by a professional engineer are required as part of this Development Permit. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and plans have been satisfied, and that the development has been completed.

Further, the proposed above grade deck does not meet the required setback distance of 8.0m from the south property line and the applicants are requesting the following relaxation:

- The Covered Above Grade Deck is proposed to be located 6.01m from the south property line when the required setback is 8.0m. Therefore, the applicants are seeking a 1.99m or 25% relaxation.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures.
Dwelling, Townhouse is a Discretionary Use within the Residential Multi-Family District, and relaxation of setbacks a Permitted Use with a Variance, therefore this is considered a discretionary use and is 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 to the construction of a Dwelling, Townhouse with Attached Garage (under 1,200 sq. ft) and Relaxation of Setbacks on a portion of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 46, has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted Pre-Release Condition(s), this approval allows for the development and use of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 46 for:

- Construction of one Dwelling, Townhouse with Attached Garage (399 sq. ft), with a shared height of +/- 25.5 feet.
- Relaxation of Setbacks for the proposed covered above grade deck to be located no closer than 6.01m to the rear property line

in accordance with the submitted and accepted Development Permit application and with the professional reports as accepted by the County.

PRE-RELEASE CONDITION(S):

Pre-release condition(s) must be complied with before the Development Permit is signed and issued. Failure to complete the pre-release condition(s) on or before ***March 28, 2027,*** *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).*

1. The applicant shall submit a compliance deposit in the amount of $5,000 to ensure compliance with the sub-district "A" provisions. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

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. This temporary Development Permit may be renewed upon application to the Development Authority, provided that no changes have been made to the original application.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant is required to obtain all necessary building and safety codes permits and inspections to the satisfaction of the Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post a County address, to the satisfaction of the County's GIS Department;
4. Prior to the County acknowledging completion of the development, the applicant shall submit an as-built with grade slips confirming the building grades align with the accepted Heritage Crossing Grading Plan, to the satisfaction of the Foothills County Public Works Department;
5. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
    i. Stormwater Management Plan *prepared by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on December 13, 2024.*
    ii. Stormwater Management Letter Report *completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.*
    iii. Geotechnical Report *prepared by Brian Tingley and signed by Martin D. Ward on February 23, 2022*
    iv. Building Envelope / Developable Area
6. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the accepted reports (above); Please note that an engineer's report review fee may be requested by our Public Works Department;
7. 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 development.

1. Development and use of the land shall comply with all requirements of the national and provincial Building and Fire Codes at all times;
2. Emergency address signage shall be installed and maintained;
3. No topsoil is permitted to be removed from the property;
4. Installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
5. Sump pumps and stormwater drainage systems shall not be connected to the wastewater system;
6. Lot coverage is not to exceed 60% consisting of all structures and impervious surfaces plus the driveway as outlined in the Stormwater Management Letter Report completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.
7. 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;
8. The landowner shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit**. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; 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.***
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.

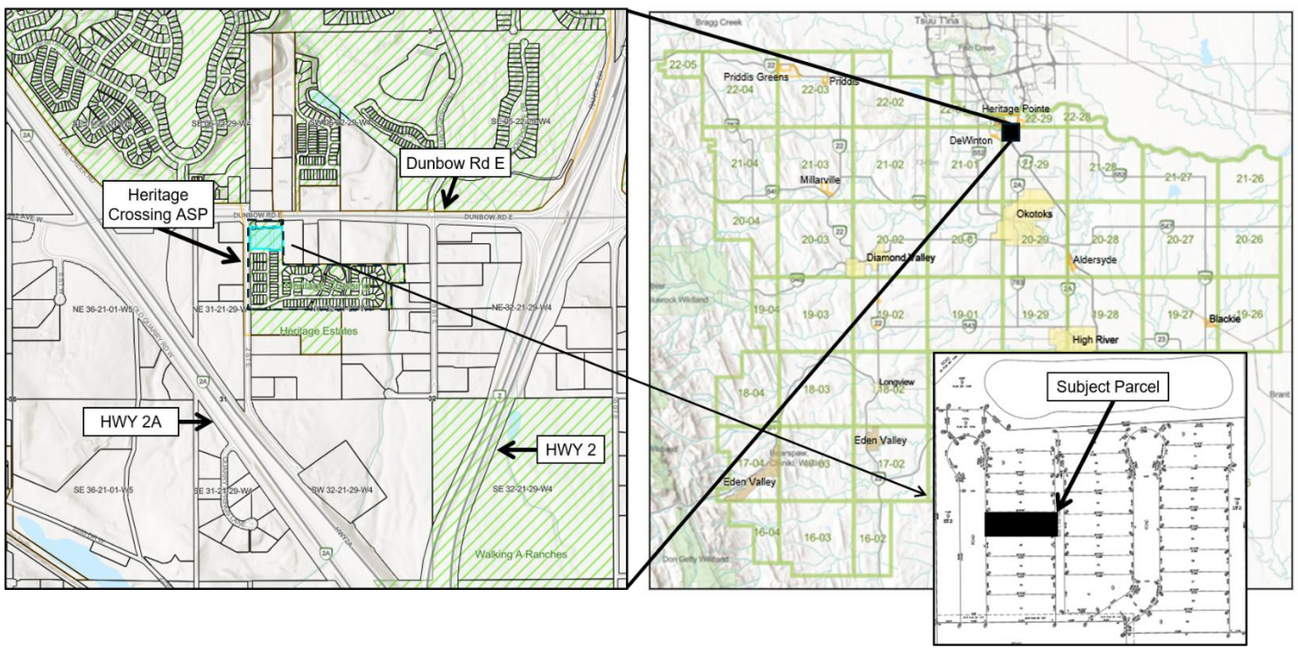
DEVELOPMENT AUTHORITY DECISION
DATE OF DECISION: October 28, 2026

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

DEVELOPMENT PERMIT APPLICATION FILE NUMBER: 26D167D
APPLICANT(S): PARTNER'S DEVELOPMENT GROUP – RICHARD MARSTERS
LANDOWNER(S): HERITAGE CROSSING GP LTD.
PROPOSAL DESCRIPTION: DWELLING, TOWNHOUSE WITH ATTACHED GARAGE & RELAXATION OF SETBACKS ON RMF-A LOT
LEGAL DESCRIPTION: PTN: NW 32-21-29 W4M; PLAN 2611753, BLOCK 9, LOT 47

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

The subject 325.6 square meter parcel is zoned Residential Multi-Family Sub-District "A" (RMF-A) located on Heritage Crossing Green within the boundaries of the Hamlet of Heritage Pointe, east of Highway 2A and west of Highway 2. The subject lands are identified within the Plan Areas of the Foothills County and City of Calgary Intermunicipal Development Plan and within the Heritage Crossing Area Structure Plan.



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for Development Permit has been submitted to allow for the construction of one Dwelling, Townhouse with Attached Garage (418 sq. ft) with a lot coverage of 49.58% on Plan 2611753, Block 9, Lot 47 within Heritage Crossing Phase 2.

At the time of subdivision approval for this property, the Foothills County Council designated the subject property as Residential Community Sub-district "A" to ensure that all restrictions and recommendations as noted within the required Stormwater Management, Master Drainage Plan, Lot Grading, High Water Table Report for Foundation Designs, Geotechnical Report and Building Envelopes are adhered to through issuance of a Development Permit.

A compliance deposit in the amount of $5,000 and a completion certificate by a professional engineer are required as part of this Development Permit. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and plans have been satisfied, and that the development has been completed.

Further, the proposed above grade deck does not meet the required setback distance of 8.0m from the south property line and the applicants are requesting the following relaxation:

- The Covered Above Grade Deck is proposed to be located 6.01m from the south property line when the required setback is 8.0m. Therefore, the applicants are seeking a 1.99m or 25% relaxation.

Section 5.6.4 and 5.6.5 of the Land Use Bylaw 60/2014 identifies that it is within the discretion of the Development Authority to approve relaxations to a maximum of 25% on proposed structures.
Dwelling, Townhouse is a Discretionary Use within the Residential Multi-Family District, and relaxation of setbacks a Permitted Use with a Variance, therefore this is considered a discretionary use and is 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 to the construction of a Dwelling, Townhouse with Attached Garage (under 1,200 sq. ft) and Relaxation of Setbacks on a portion of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 47, has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

Upon completion of the below noted Pre-Release Condition(s), this approval allows for the development and use of NW 32-21-29 W4M; Plan 2611753, Block 9, Lot 47 for:

- Construction of one Dwelling, Townhouse with Attached Garage (418 sq. ft), with a shared height of +/- 25.5 feet.
- Relaxation of Setbacks for the proposed covered above grade deck to be located no closer than 6.01m to the rear property line

in accordance with the submitted and accepted Development Permit application and with the professional reports as accepted by the County.

PRE-RELEASE CONDITION(S):

Pre-release condition(s) must be complied with before the Development Permit is signed and issued. Failure to complete the pre-release condition(s) on or before ***March 28, 2027,*** *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).*

1. The applicant shall submit a compliance deposit in the amount of $5,000 to ensure compliance with the sub-district "A" provisions. This deposit will be refunded at such time that the involved professional(s) provide written verification that all aspects of the noted reports and accepted plans have been satisfied, and that the project has been completed.

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. This temporary Development Permit may be renewed upon application to the Development Authority, provided that no changes have been made to the original application.

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the County to be appropriate. Any revisions and/or additions to use of this land shall not proceed except under benefit of appropriate approvals and permits;
2. The applicant is required to obtain all necessary building and safety codes permits and inspections to the satisfaction of the Safety Codes Officer;
3. It is the applicant's responsibility to obtain and properly post a County address, to the satisfaction of the County's GIS Department;
4. Prior to the County acknowledging completion of the development, the applicant shall submit an as-built with grade slips confirming the building grades align with the accepted Heritage Crossing Grading Plan, to the satisfaction of the Foothills County Public Works Department;
5. It is the landowner's responsibility to ensure that all considerations and recommendations are adhered to as identified within the following accepted documents:
    i. Stormwater Management Plan *prepared by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on December 13, 2024.*
    ii. Stormwater Management Letter Report *completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.*
    iii. Geotechnical Report *prepared by Brian Tingley and signed by Martin D. Ward on February 23, 2022*
    iv. Building Envelope / Developable Area
6. Prior to the County acknowledging completion of the development, the applicant shall obtain a letter from a designated professional confirming the development adheres to all comments and recommendations as provided within the accepted reports (above); Please note that an engineer's report review fee may be requested by our Public Works Department;
7. 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 development.

1. Development and use of the land shall comply with all requirements of the national and provincial Building and Fire Codes at all times;
2. Emergency address signage shall be installed and maintained;
3. No topsoil is permitted to be removed from the property;
4. Installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
5. Sump pumps and stormwater drainage systems shall not be connected to the wastewater system;
6. Lot coverage is not to exceed 60% consisting of all structures and impervious surfaces plus the driveway as outlined in the Stormwater Management Letter Report completed by LGN Consulting Engineering Ltd and signed by Luis G Narvaez on November 22, 2025.
7. 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;
8. The landowner shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit.

NOTES:

1. **This is not a Building Permit**. Construction practices and standards of construction of any building or any structure authorized by the Development Permit, once signed and issued, must be in accordance with the Building and Safety Codes Permits. An application must be made for all required Building and/or Safety Codes Permits.
2. **This is not a Development Permit.** The Development Permit may be signed and issued upon completion of the 21-day appeal period; 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.***
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

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

APPELLANT INFORMATION *(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: ☐ Yes ☐ No		
Email Address:		

AGENT INFORMATION & CERTIFICATION *(complete section if applicable)*		
Name of Organization:		
Contact Name:		
Mailing Address	Province	Postal Code
Main Phone #		
I consent to receive documents by email: ☐ Yes ☐ No		
Email Address:		

I (We)_____hereby authorize _____
to act on my (our) behalf on matters pertaining to this appeal.

_____ _____ _____ _____
Signature of Appellant(s) Date Signature of Appellant(s) Date

SITE INFORMATION

Municipal Address (house and street number):

Legal Land Description: Plan Block Lot
Quarter-Section Township Range Meridian

I AM APPEALING *(check only one)*

Development Authority Decision	**Subdivision Authority Decision**	**Decision of Enforcement Services**
☐ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order
☐ Refusal	☐ Refusal	
Development Permit #	Subdivision Application #	Enforcement Order #
Date of Decision: (Y/M/D) _____	Date of Decision: (Y/M/D) _____	Date of Decision: (Y/M/D) _____

REASON FOR APPEAL *(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.

TURN OVER AND COMPLETE REVERSE SIDE

Please note that the personal information collected is authorized under the Municipal Government Act and the Protection of Privacy Act (POPA), Section 4(c). Your comments and name will become a part of a public agenda. Inquiries about the collection of this information should be directed to the Foothills County Access to Information Coordinator, P.O. Box 5605, High River, Alberta T1V 1M7. Telephone 403-652-2341

_____ _____

Signature of Appellant(s) OR Person Authorized to Act on Behalf of Appellant(s)

Date

A hearing must be held within 30 days from the receipt of your Notice of Appeal. Written notice of the date and time of the hearing will be sent by regular mail. If the appeal is against the decision of a Subdivision Authority, notice will be sent to the appellant, landowner(s) of the subject property, and to landowners adjacent to the subject property. If the appeal is against the decision of a Development Authority, notice will be sent to the appellant, landowner(s) of the subject property and to landowners located within the half mile surrounding the subject property.

****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. ****

PAYMENT OF APPEAL FEE

If submitting the Notice of Appeal form and paying the appeal fee in person, you do not need to complete this section.
If submitting the Notice of Appeal form by email, you must complete this section.

Appeal fees are outlined on the attached information sheet - **Submitting an Appeal**

✂ _____

CREDIT CARD INFORMATION		
Card type: ☐ Visa ☐ Master Card ☐ American Express		
Name as it appears on Card:	Card Number:	
Date of Expiry:	CVC:	
Authorization: I authorize Foothills County to charge $	to my credit card.	
Signature of Card Holder:		Date:

FOR OFFICE USE ONLY		
Authorized By:	Date:	Receipt #:

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* **Paid at the time od subdivision application and credited to endorsement fee if no appeal is filed*	$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

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