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

September 9, 2026

Warren & Karen Schnedar
[redacted]
Foothills, AB T1S 3L7

Dear Sir/Madam:

Re: Notice of Decision Re: Development Permit 26D 203
Ptn: SE 05-21-29 W4M; Plan 0913572, Block 2, Lot 9
Home Based Business Type III, Oversized Accessory Building to Support the Business, One Sea-Can, & One Temporary Sea-Can

The above-noted development permit application has been approved subject to conditions (copy attached) and subject to a 21-day appeal period. 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).

The County will advertise the approval of this development permit application in two issues of the Western Wheel and circulate to area landowners (according to County records at this time) within the subject quarter section and for one half mile surrounding the subject property. Notices for Development Permit Decisions are also posted on the County website, ***www.foothillscountyab.ca***.

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 received **no later than October 1, 2026.** Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please use the enclosed **'Notice of Development Appeal'** form. We will notify you if we receive appeals from other persons.

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 ENCLOSED 'NOTICE OF DEVELOPMENT APPEAL' FORM

Yours truly,
FOOTHILLS COUNTY

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

SK/sp
Encl.

FOOTHILLS COUNTY
309 Macleod Trail, Box 5605
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September 9, 2026

«MailName»
«AddLine1»
«AddLine2» «AddLine3»
«City», «Prov» «Postal»

Dear Sir/Madam:

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

Development Permit Application File#:	**26D 203**
Legal Description:	**SE 05-21-29 W4M; Plan 0913572, Block 2, Lot 9**
Approval Description:	**Home Based Business Type III, Oversized Accessory Building to Support the Business, One Sea-Can, & One Temporary Sea-Can**
Applicant/Owner	**Warren & Karen Schnedar (Owner)**
Location:	**Located adjacent to and north of 338 Ave E, adjacent to and west of 12 St E, 400 m west of Hwy 2A, and directly north of the Municipal Boundary with the Town of Okotoks.**

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than October 1, 2026.** Notices of Appeal received after the 21-day notification period will be invalid. The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link:https://www.foothillscountyab.ca/development/land-development/development-permit-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...

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

SK/sp

Encl. – Development Authority Decision

DEVELOPMENT PERMIT DECISION

DATE OF DECISION: September 9th, 2026

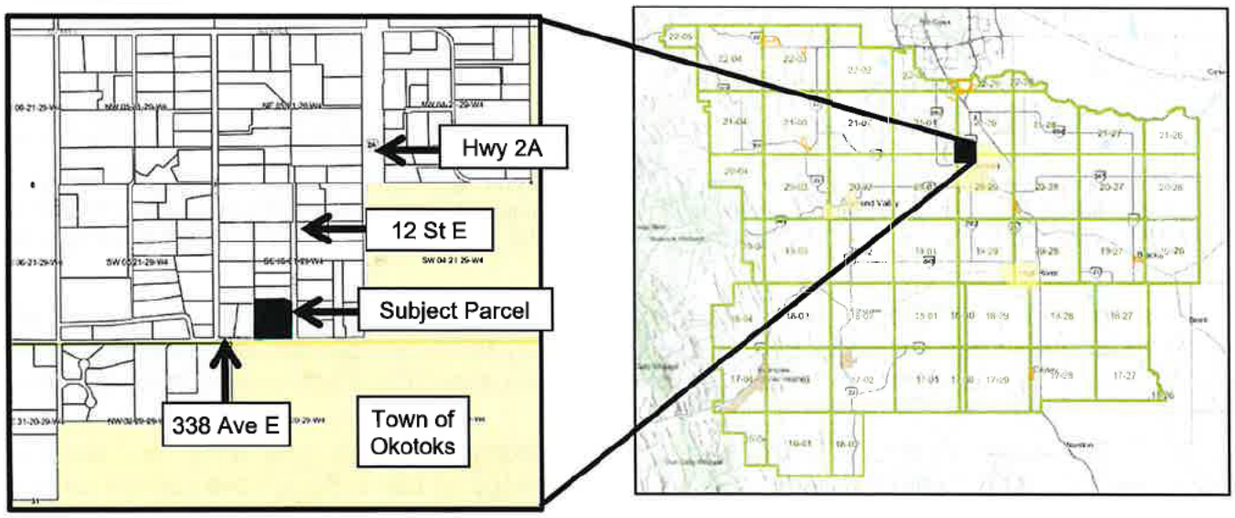
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

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

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

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

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

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

The application identifies:

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

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

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

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

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

Home Based Business, Type III is a Discretionary Use under the Country Residential Land Use District; therefore, decisions on applications for Development Permit for this use are to the discretion of the Development Officer, and subject to a 21-day appeal period. *Land Use Bylaw 60/2014 10.12*

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

APPROVAL DESCRIPTION:

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

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

PRE-RELEASE CONDITION(S):

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

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

CONDITIONS OF APPROVAL:

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

1. The applicant shall maintain the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate. Any revisions and/or additions to the use of this land shall not proceed unless appropriate approvals and permits have been obtained;
2. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy of the existing development used in conjunction with the business;
3. It is the applicant's responsibility to contact the County's Fire Inspector and obtain all necessary approvals and inspections prior to occupancy;
4. The applicant is required to maintain an annual business license with Foothills County;
5. It is the applicant's responsibility to obtain and properly post independent County address(es). Please contact the County's GIS Department to be assigned new address(es) and obtain information regarding address signage and any potential changes;
6. The applicant is not permitted to stockpile materials;
7. All waste materials are to be handled and disposed of under guidelines provided by governing Provincial regulatory bodies, at an approved waste disposal and/or recycling site. There shall be no long term storage of waste materials on the property, nor burning of waste materials on the property. Garbage and waste must be stored in weatherproof and animal proof containers and must be fully screen from neighboring lands;
8. Exterior finishing of the sea-can shall be maintained as per the accepted application. It is the applicant's responsibility to ensure the sea-can is maintained to be safe, functional and in good repair, including the preservation of the exterior finish, to ensure that the sea-can aesthetically complements the primary structure on the subject property. Any damage must be repaired in a timely manner and the unit shall be refinished at any such time that it begins to appear unsightly from age or degradation;
9. The existing vegetation shall be maintained in order to support visual screening from adjacent lands and roadways. Should existing vegetation on the subject property be removed or reduced in a way that no longer conceals the sea-can from adjacent lands and roadways, the landowners must replace with similar or greater material(s) in order to ensure that the same or greater visual screening of the Sea-can is maintained;
10. The applicant shall provide written notification to the Development Authority upon completion of the development; as approved herein.

ADVISORY REQUIREMENTS:

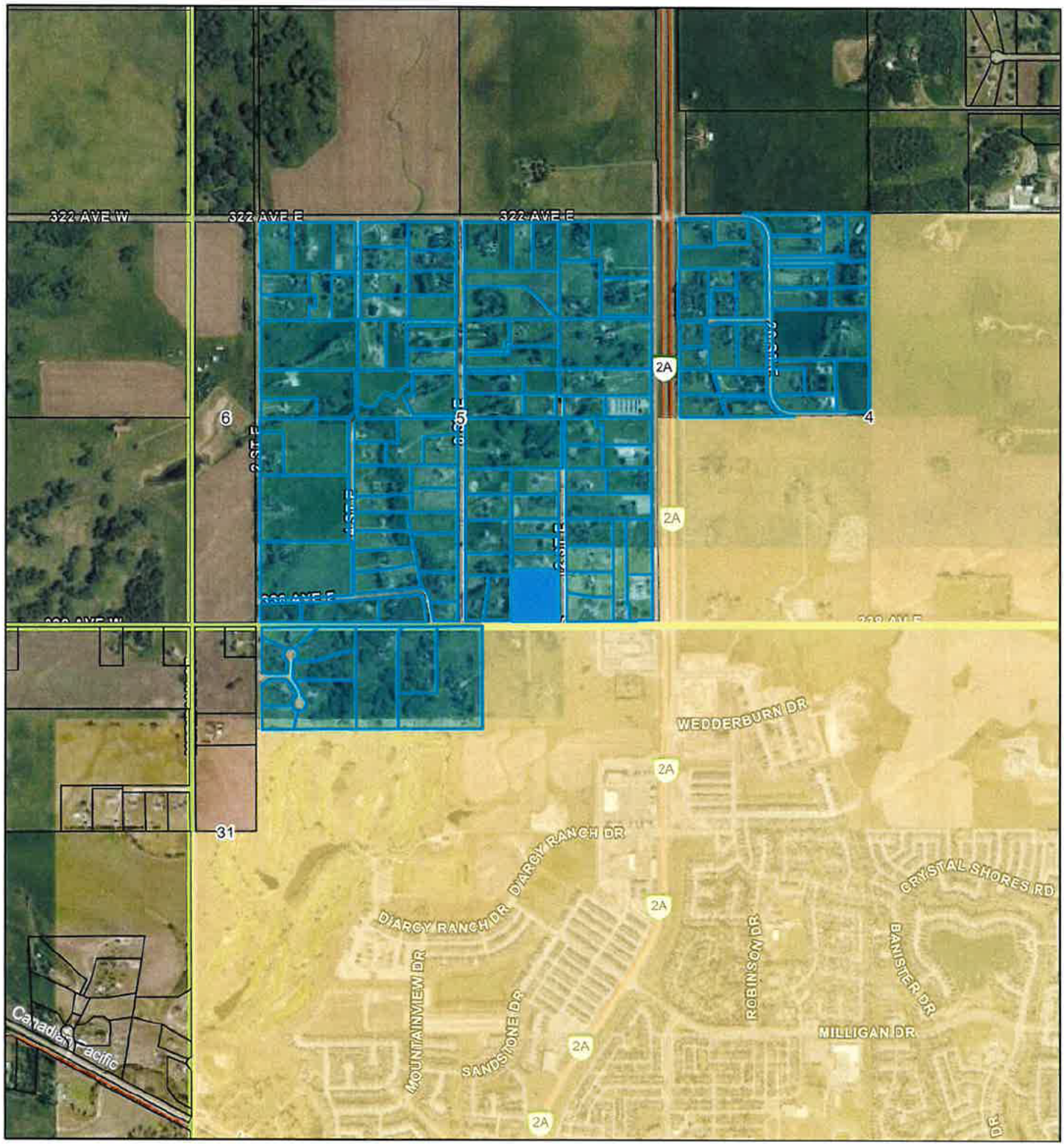
The following requirements are provided by Foothills County to inform the applicant(s) and landowner(s) of their necessity. It is the responsibility and liability of the applicant(s) and landowner(s) to ensure adherence with these requirements for the life of the development.

1. Development is to comply with the criteria for Home Based Business Type III that exists at the time of issuance of this approval, and includes:
    a. One or more residents of the parcel must be the primary owner of the business;
    b. The business shall not generate noise, smoke, odor, dust, fumes, exhaust, vibration, heat, glare, refuse matter, or other nuisances;
    c. Parking is provided in accordance with the requirements set out in Section 9.19 of this bylaw. *Minimum 1 parking stall per non-residence employee on the property plus a minimum of 1 additional parking space for each business visitor on the property at the same time.*
    d. Signs no larger than 0.55 sq. m. (5.93 sq. ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
2. Development shall comply with the applicable Building and Fire Codes at all times. The applicants are required to obtain all necessary building, plumbing, gas, septic, and electrical permits and inspections applicable to use and occupancy as a single family dwelling;
3. Applicant shall acquire a Highway Roadside Development Permit from Alberta Transportation and Economic Corridors (ATEC). Please contact ATEC directly to apply;
4. The proposed accessory building shall not exceed a maximum height, from grade to peak, of 10.67 meters (35 ft.) which is the maximum permitted within the Country Residential Land Use district;
5. No portion of the accessory buildings shall be used as a secondary dwelling unit without first obtaining all necessary approvals from the Foothills County;
6. Providing variance for the oversized accessory building exhausts the area of permitted accessory buildings on a property of this size. As such, absolutely no additional accessory buildings or additional garage space is permitted on the subject property without first obtaining the necessary approvals through Foothills County. This includes any structure with a roof; such as, any tent, shelter, lean-to, shed, greenhouse, and/or any buildings with temporary foundations;
7. The sea-can shall be used for the storage of personal and the approved business items only. Rental of, or use of the container in conjunction with a different business, home occupation, or for any type of residential purpose – including overnight stays, has not been considered under this approval. Any such additional use(s) will require approval under appropriate independent municipal application(s). Modifications to, or attachments/additions to the container is not permitted;
8. Should the sea-can be removed from the subject property for greater than 60 consecutive days, the sea-can would not be permitted to return to the subject property without receiving an updated approval;
9. No topsoil shall be removed from the subject property and natural drainage of the property must be maintained. Alterations to natural drainage may proceed only under the authorization of an issued Development Permit for Lot Grading;
10. Natural drainage of the property must be maintained. Alteration to natural drainage may only proceed only under the authorization of an approved Development Permit for Lot Grading permit;
11. All structures shall be located as to adhere to Municipal setback requirements from the boundaries of the legally titled property. No variance for yard setbacks has been considered under this approval;
12. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land;
13. The applicants shall be responsible for payment of any professional costs including legal fees that may be incurred by the County with respect to the implementation of this permit
14. All installation(s) of exterior lighting must adhere to the guidelines and technical specifications as outlined within the Dark Sky Bylaw;

NOTES:

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

Half Mile Map



2026-09-01, 10:45:31 a.m.

1:34,802

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Parcels

Settlement

Town

Townships

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

Geodesy Group Inc., Southern Alberta Partners, Town of Okotoks, Vantor

NOTICE OF DEVELOPMENT

The following Development Permit has been approved subject to certain conditions and subject to a 21-day appeal period:

1. **Development Permit Application 26D 203**
   Ptn. SE 05-21-29 W5M; Plan 0913572, Block 2, Lot 9
   Home Based Business, Type III, Oversized Accessory Building, One Sea-can & One Temporary Sea-can
   County Contact –Stacey Kotlar- Development Officer

These Development Permit Decisions can be viewed on Foothills County's website at: https://www.foothillscountyab.ca/development/land-development/development-permit-notices. The Development Permit application files can be made available upon request. Should you wish to review a file or should you have any questions, please contact our Planning & Development Department at Telephone: (403) 652-2341 or Email: Planning@FoothillsCountyAB.ca.

Pursuant to Section 685(2) of the Municipal Government Act, any person affected by these decisions may submit an appeal to the Subdivision and Development Appeal Board (SDAB) Clerk. Should you choose to submit an appeal, please complete the Notice of Development Appeal Form, which can be obtained from our website, www.FoothillsCountyAB.ca or emailed/faxed out upon request. Alternatively, you can submit a letter outlining your appeal, which must contain the following information:

a. the Development Permit File Number (i.e., 25D 000) that you are appealing.
b. detailed reasons for appealing; and
c. your full name (printed and signature), legal description, mailing address, and phone number.

Appeals must be received by the SDAB Clerk no later than 4:30 P.M. on Thursday October 1, 2026, and must be accompanied by a $100.00 appeal fee.
SEND NOTICE OF DEVELOPMENT APPEAL FORM AND APPEAL FEE VIA:

Email (scanned pdf): appeals@foothillscountyab.ca or
Fax: 403-652-7880

- *For email submissions, if you do not receive a reply email from our office confirming receipt of your submission, please contact the SDAB Clerk immediately (403) 603-6227.*

Appeal Forms can be submitted in-person at our office located at Foothills County, 309 Macleod Trail S, Box 5605, High River, AB, T1V 1M7

Shelby Peters
Planning & Development Assistant
Original Dates of Publication: **September 9th and September 16th, 2026**

Application for Development Permit

Land Use Bylaw No. 60-2014

Foothills County www.foothillscountyab.ca
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

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

FOR OFFICE USE ONLY

Fee Submitted: $500.00 Application No: 240203

Receipt No.: 461605 Tax Roll No: 2190050060

Date Received: JUNE 4, 2024 Date Deemed Complete: _____

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Warren Schnedar

Email: [redacted]

Applicant's Mailing Address: [redacted] Foothills T1S3L7

Telephone: [redacted]

Legal Land Description: Plan 0913572, Block 2, Lot 9, LSD _____,

Quarter SE, Section 5, Township 21, Range 29, West of the 4 Meridian.

Registered Owner of Land: Warren & Karen Schnedar

Registered Owner Mailing Address: Same as above

Email: _____ Telephone: _____

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.

Accessory Building 50'x80' with a 20'x16' mezzanine and 2-40' storage conatiners

Portion of accessory building will be used to store and maintain vehicles and equipment realted to the business.

Remaining portion and mezzanine will be used for tools and materials used for personal hobbies.

SeaCans will be used as secure cold storage for yard/gardening tools and equipment as well as personal items.

1- Sea Can + Barn will be removed upon Completion of Shop. (50'x80')

Home Based Business Type III

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 9.41 acres

Size Of Proposed Building: 4800 square feet Height: 18' walls

Is There A Dwelling (Residence) On The Site: Yes X No ____ If Yes, How Many? 1

Utilities Presently On Site: Power , Natural gas, Water well and septic

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

Utilities Proposed: Possible new gas line for Accessory building

Other Land Involved In Application: N/A

Please note that all information provided by the Applicant/Landowner to the County that is associated with the Development Permit application, including technical studies, will be treated as public information in the course of the county's consideration of the application, pursuant to the Municipal Government Act, the Land Use Bylaw and relevant statutory plans and are subject to the provisions of the Protection of Privacy Act (POPA), Section 4(c). By providing this information, you the owner/applicant are deemed to consent to its release. 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

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, Building elevation view, Business License Application, Snip from the AER Abandoned Well Map Viewer

Estimated Date of Commencement: Fall 2026 Estimated Date of Completion: Spring 2027

I, Warren Schnedar

hereby certify that I am:

☐ The Registered Owner; or

☐ Authorized to act on behalf of the Registered Owner

Date: June 4th, 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 4th, 2026 [redacted]

Date Signature of Owner or Authorized Agent

FOR OFFICE USE ONLY

1. Land use district: _____
2. Listed as a permitted/discretionary use: _____
3. Meets setbacks: _____Yes _____No If "NO", deficient in _____
4. Other information: _____

PART 5 DECISION

Date of Decision: _____ Date Application Accepted: _____

This Development Permit Application is:

- ☐ APPROVED
- ☐ APPROVED subject to the attached conditions
- ☐ REFUSED for the attached reasons

Notice of Decision Advertised: _____

Date of Issuance of Development Permit: _____

_____

Development Officer

NOTE: Development must commence within 12 months of the date of the Date of Issuance of the Permit and be completed within 24 months of the Date of Issuance, unless otherwise stated in the Development Officer's decision.

ABANDONED WELL SITES

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



The location of oil and gas wells that are being drilled or are actively producing is evident, both from the surface and through a notation on the land title. Abandonment of an oil and gas well occurs by rendering the well incapable of flow and placing a cap over the casing approximately one meter below the surface. After surface reclamation is complete and a certificate is issued by Alberta Environment, the well site lease notation may be removed from the title. At this point, there is nothing visible on the surface or on the title to indicate the presence of an abandoned well.

Council and staff give serious consideration to information pertaining to abandoned well sites when evaluating applications for subdivision, land use amendment or redesignation, development permits, and building permits.

The Alberta government has recently introduced new requirements for developers and property owners relating to abandoned wells.

Effective November 1st 2012, subdivision and development applications must be accompanied by documentation from the Alberta Energy Regulator (AER) indicating the presence or absence of abandoned wells on-site. If abandoned wells do exist on-site, subdivision and development applications must show exactly where the wells exist, what the setback distances are (if setbacks are required) and how they have been taken into account. To assist applicants in collecting the required information, the AER has released an 'Abandoned Well Map Viewer' that provides the location, name of the licensee, and status of abandoned wells across Alberta. The viewer is available at:

https://maps.aer.ca/awm/index.html

Through use of the viewer, subdivision and development applications must now contain the following:

1. A map of the search area from the viewer and a statement that there are no wells in the project area or;
2. A list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, as provided by the viewer or Information Services;
3. Written confirmation from the applicant that the licensee responsible for each well has been contacted and the exact well location confirmed;
4. A sketch of the proposed development incorporating the necessary setback area for each well;
5. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction.

The AER Calgary Office can be contacted at:

AER Calgary (Head Office)
Suite 1000, 250 – 5th St. SW
Calgary, AB T2P 0R4
Phone: (403) 297-8311
Toll Free: 1-855-297-8377
Fax: (403) 297-7336
Email: inquiries@aer.ca

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

08/15

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



SUBJECT PROPERTY:

LOT 9, BLOCK 2, PLAN 091 3572
[redacted] FOOTHILLS COUNTY

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report, which includes the plan and related survey, was prepared and performed under my supervision, direction, and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

PURPOSE OF REPORT:

This Report and plan has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose(s) of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the plan.

Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the Property will not be reflected on the Report.

NOTES :

- Title Information is based on a title search dated December 19, 2024, C. of T. No. 091 231 066 +3.
- The survey was performed on January 6, 2025.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Perimeter Fences exist as shown.
- Interior Fences exist and are not shown.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:
  - 061 326 369 - Caveat Re: Acquisition of Land
  - 071 333 229 - Utility R/W - ATCO Gas & Pipelines Ltd.
  - 091 231 067 - Caveat Re: Acquisition of Land

Dated at Okotoks, Alberta,
January 7, 2025.

Don Holstead, A.L.S.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 300
ABSOLUTE SURVEYS INC.

This document is not valid unless it bears the signature of an Alberta Land Surveyor (in blue ink) and a Absolute Surveys Inc. permit stamp (in red ink).

© Copyright Absolute Surveys Inc., 2025

LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN.

Iron Post found: ●
Iron Bar found: ♦
Drill Hole found: ✕
Calculated Position: ⊠
Boundary of Subject Property: ———
Right-of-Way: — — — —
Exterior Wall: ———
Eave: — — —
Fence: ——x——

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

NOTE
1. PROPOSED BUILDING LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. FINAL PLACEMENT MAY VARY TO ACCOMMODATE SITE CONDITIONS, PROVIDED ALL REQUIRED SETBACKS ARE MAINTAINED.
2. TWO (2) SHIPPING CONTAINERS ARE PROPOSED, SPACED APPROXIMATELY 1.0m APART (AS SHOWN)
3. ALL PROPOSED STRUCTURES, INFORMATION NOTED AS "APPROXIMATE", AND SETBACK INFORMATION ARE FOR REFERENCE ONLY AND ARE NOT PART OF THE ORIGINAL RPR. THESE ITEMS REPRESENT APPROXIMATE MARKUPS ONLY.
4. THIS DRAWING IS INTENDED SOLELY AS A PROPOSED SITE PLAN AND IS NOT AN UPDATED OR RECERTIFIED RPR.
5. MINOR OUTBUILDING REMOVED FROM THE PROPERTY SINCE PREPARATION OF ORIGINAL RPR HAVE BEEN OMITTED FROM THIS DRAWING. FEATURES SHOWN AS "NEW" AND "PROPOSED" AND OTHER RELATED MARKUPS WERE ADDED SUBSEQUENT TO THE ORIGINAL SURVEY AND DO NOT FORM PART OF THE ALS' CERTIFIED WORK.
6. BACKGROUND IMAGERY SHOWN IS FOR REFERENCE ONLY. BUILDINGS AND OTHER SURFACE FEATURES DEPICTED MAY HAVE BEEN MODIFIED OR REMOVED SINCE THE DATE OF IMAGERY ACQUISITION. WATER AND SANITARY INFRASTRUCTURE SHOWN IS BASED ON GIS DATA AND IS APPROXIMATE. LOCATIONS SHOULD NOT BE RELIED UPON AS REPRESENTING ACTUAL FIELD CONDITIONS.

SCALE 1:1250
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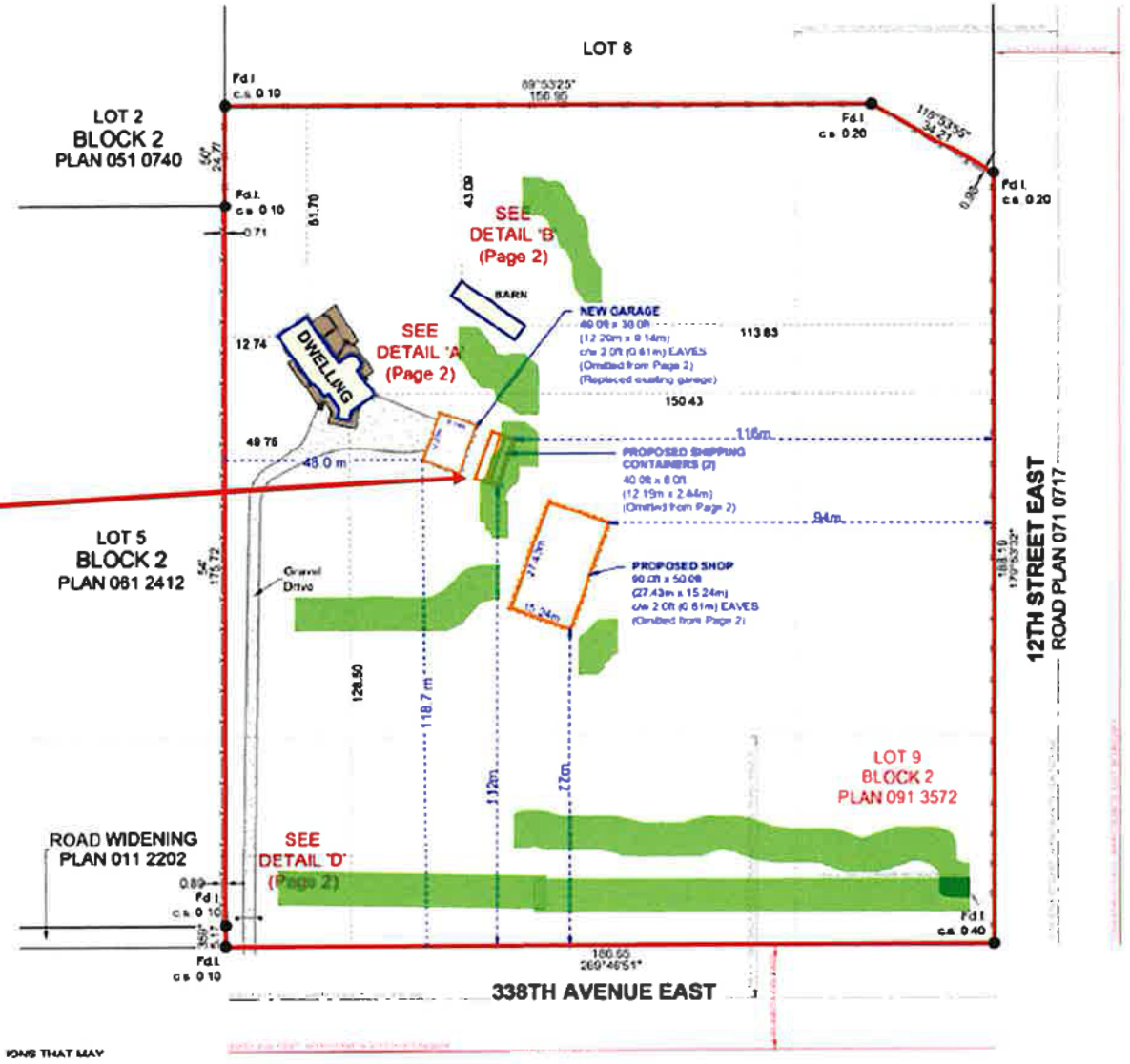
REV.	COMMENT	DATE	INITIALS
0	Issued	Jan. 7, 2025	MS/HK/JR

ABSOLUTE SURVEYS
69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 587-757-0634

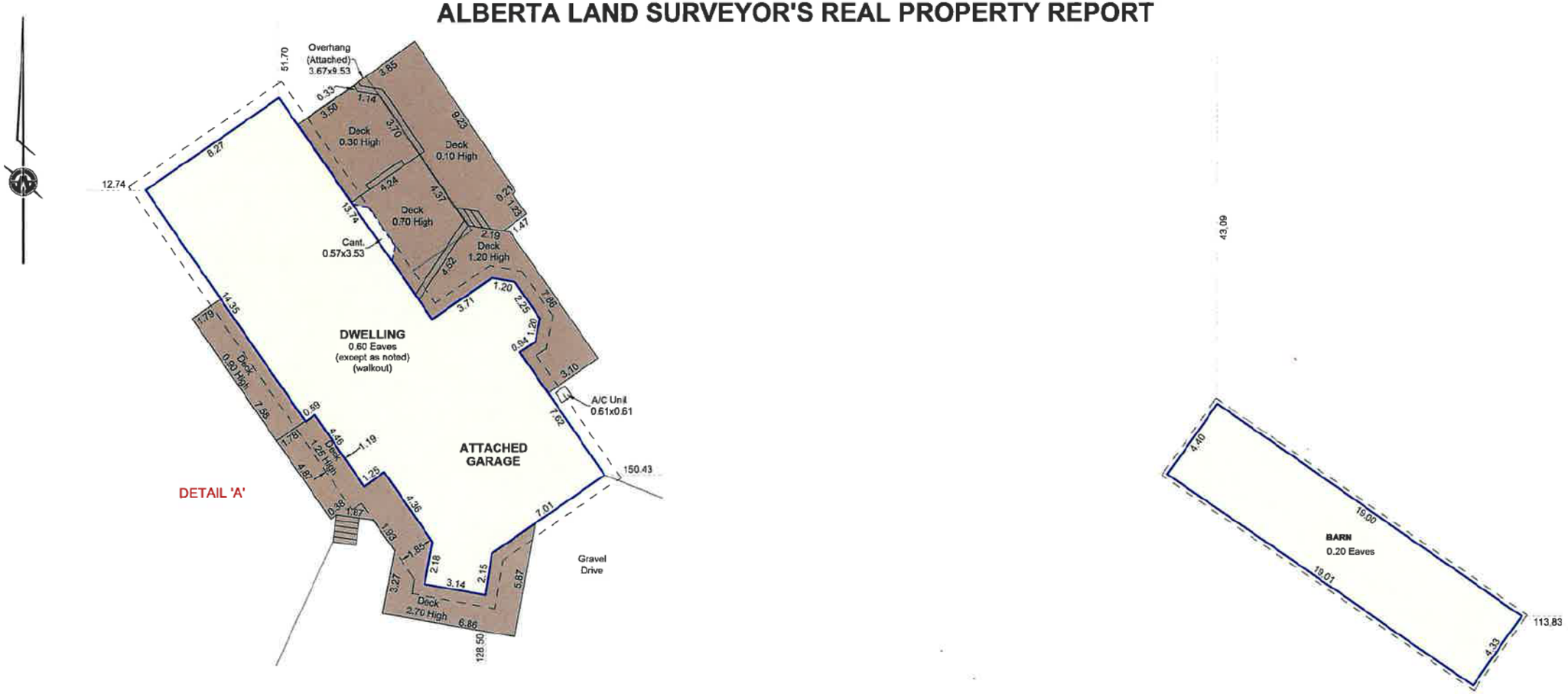
CAD File : 24-0727RPR
Job No.: 24-0727
Page: 1 of 2

Screening

Sea Can location to stay as permanent Shielded by trees.
See next slides



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN.

- Iron Post found:
- Iron Bar found:
- Drill Hole found:
- Calculated Position:
- Boundary of Subject Property:
- Right-of-Way:
- Exterior Wall:
- Eave:
- Fence:

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

NOTE:
1. BUILDINGS AND IMPROVEMENTS REMOVED FROM THE PROPERTY SINCE PREPARATION OF THE ORIGINAL REAL PROPERTY REPORT ARE NOT SHOWN. THESE REVISIONS ARE NOT CERTIFIED BY THE ALBERTA LAND SURVEYOR. THIS DRAWING IS INTENDED SOLELY AS A PROPOSED SITE PLAN AND IS NOT AN UPDATED OR RECERTIFIED REAL PROPERTY REPORT.

SCALE 1:200

0 5 10 15 Metres

THIS IS PAGE 2 OF AN ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT AND IS INEFFECTIVE IF NOT ACCOMPANIED BY PAGE 1

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0	Issued	Jan. 7, 2025	MS/HK/JR
REV.	COMMENT	DATE	INITIALS

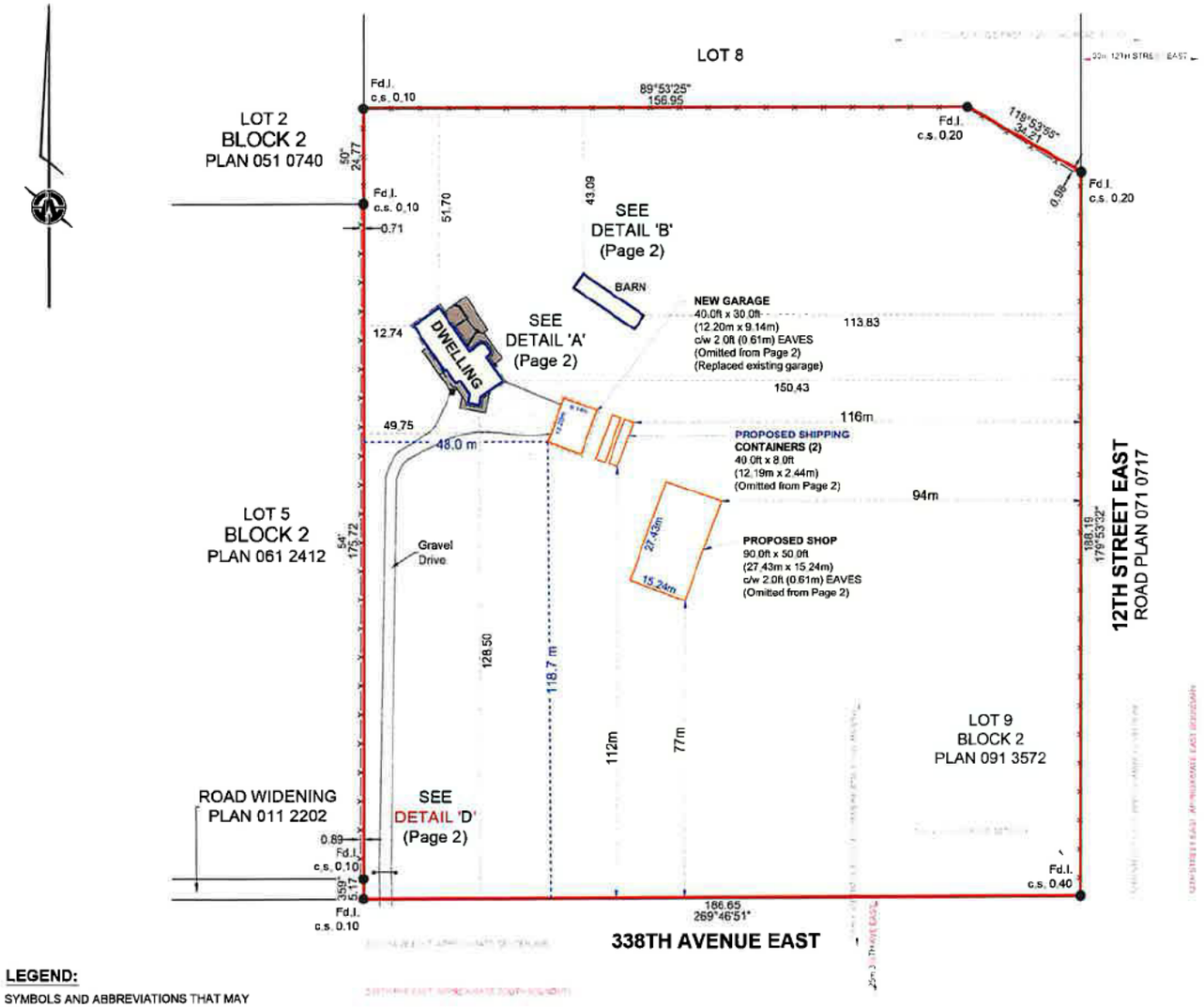
ABSOLUTE SURVEYS
69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 587-757-0634

CAD File : 24-0727RPR

Job No.: 24-0727

Page: 2 of 2

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN.

Iron Post found:
Iron Bar found:
Drill Hole found:
Calculated Position:
Boundary of Subject Property:
Right-of-Way:
Exterior Wall:
Eave:
Fence:

A	Arc	I Bar	Iron Bar
A/C	Air Conditioner	m	metre
A.G.	Above Ground	Mk.	Mark
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SCALE 1:1250

0 20 40 60 80 100 Metres

SUBJECT PROPERTY:

LOT 9, BLOCK 2, PLAN 091 3572
[redacted] FOOTHILLS COUNTY

ALBERTA LAND SURVEYOR'S CERTIFICATION:

I hereby certify that this Report, which includes the plan and related survey, was prepared and performed under my supervision, direction, and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

PURPOSE OF REPORT:

This Report and plan has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose(s) of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the plan.

Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the Property will not be reflected on the Report.

NOTES :

- Title Information is based on a title search dated December 19, 2024, C. of T. No. 091 231 066 +3.
- The survey was performed on January 6, 2025.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Perimeter Fences exist as shown.
- Interior Fences exist and are not shown.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:
  - 061 326 369 - Caveat Re: Acquisition of Land
  - 071 333 229 - Utility R/W - ATCO Gas & Pipelines Ltd.
  - 091 231 067 - Caveat Re: Acquisition of Land

Dated at Okotoks, Alberta,
January 7, 2025.

Don Holstead, A.L.S.

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 300
ABSOLUTE SURVEYS INC.

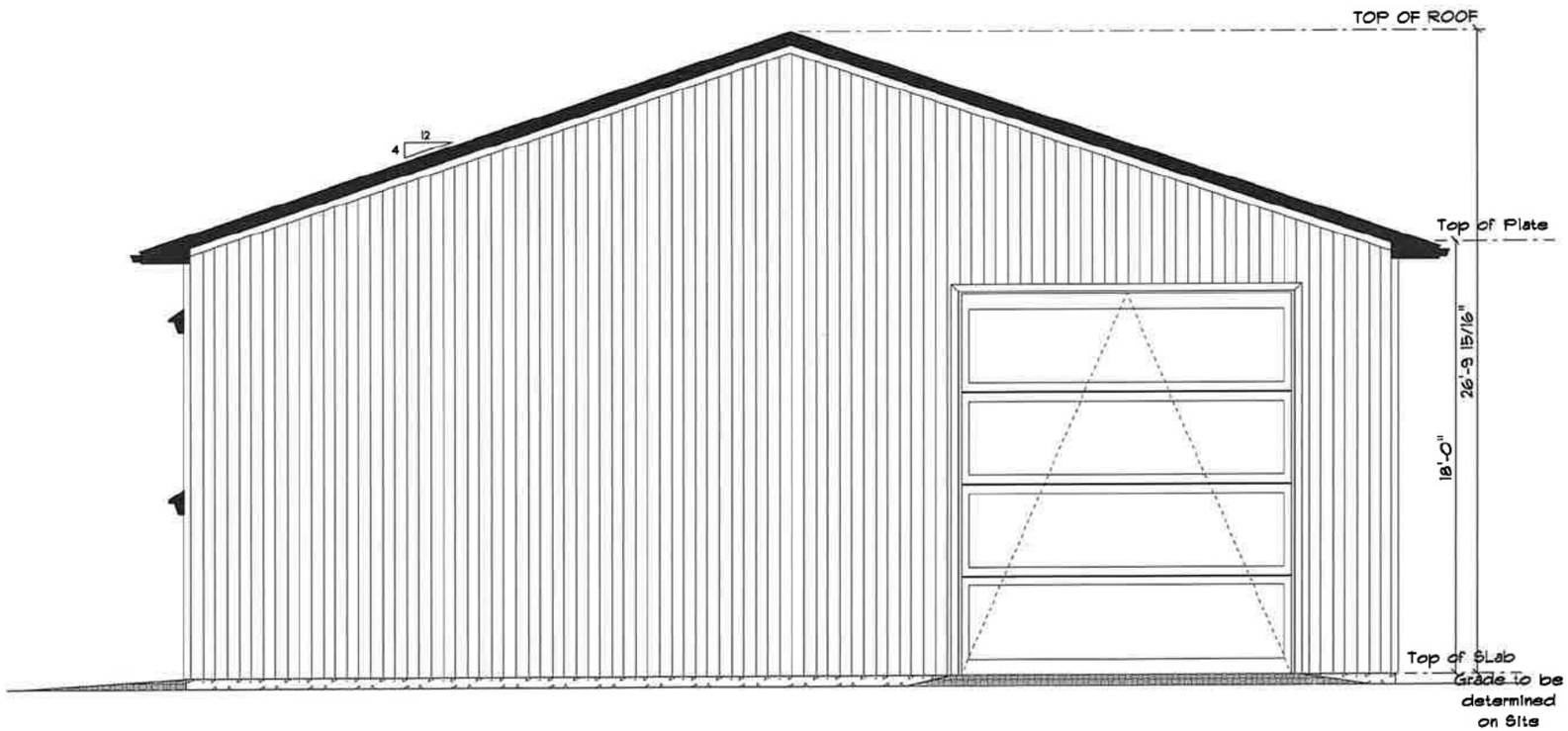
This document is not valid unless it bears the signature of an Alberta Land Surveyor (in blue ink) and a Absolute Surveys Inc. permit stamp (in red ink).

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REV.	COMMENT	DATE	INITIALS
0	Issued	Jan. 7, 2025	MS/HK/JR

ABSOLUTE SURVEYS
69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 587-757-0634

CAD File : 24-0727RPR
Job No.: 24-0727



NORTH ELEVATION

DESIGN BY
PRAIRIE HOME DESIGN
P.O. Box Stavely Alberta
TOL-1Z0
403-845-2600
www.prairiehomedesign.com

NOTE:
Drawings are drawn to Scale as indicated and scaling may vary slightly due to reproduction. Contractors to verify all work. All plans therefore should not be scaled, and Discrepancies reported to Prairie Home Design prior to Construction. Prairie Home Design will not be held liable for any discrepancies not reported before construction.

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DESIGNED FOR
WARREN SCHNEDAR
OKOTOKS ALBERTA
[redacted]

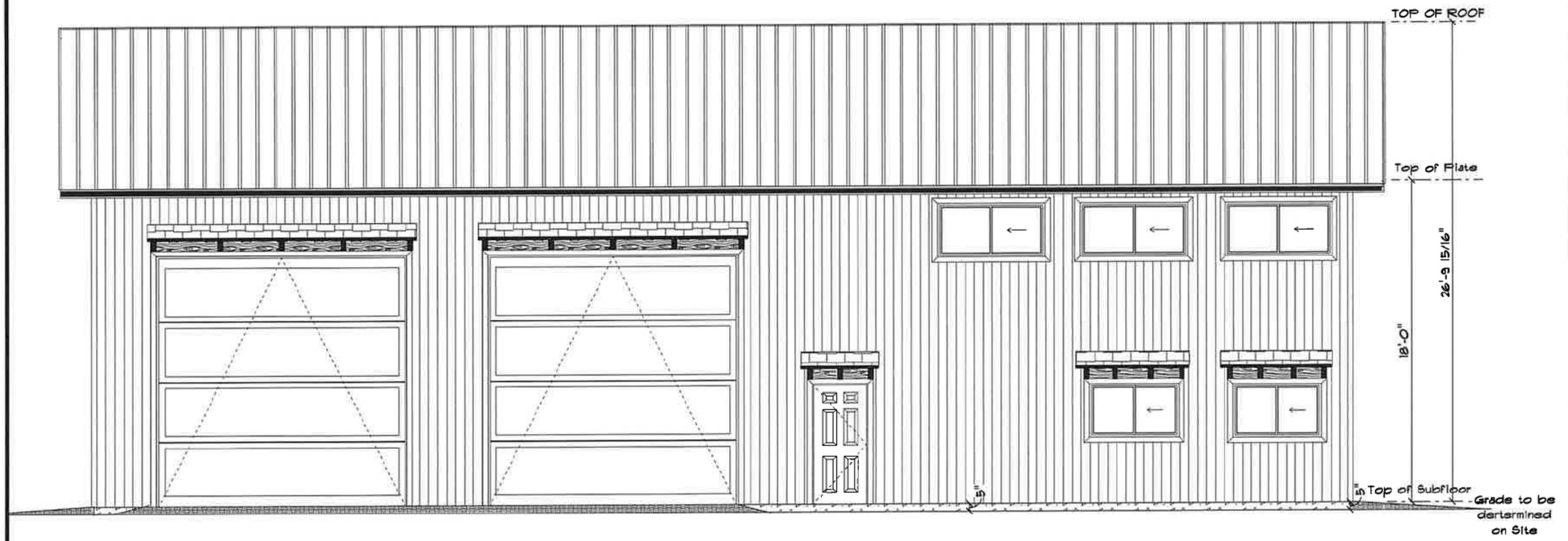
DATE:
AUG 15 2025

SCALE: 3/16"=1'

PAGE: 3 of 8

CLIENT:

DO NOT SCALE



EAST ELEVATION

DESIGN BY:
PRAIRIE HOME DESIGN
P.O. Box 1000, Sylvan Lake, Alberta
T0M 1B0
403-843-3500

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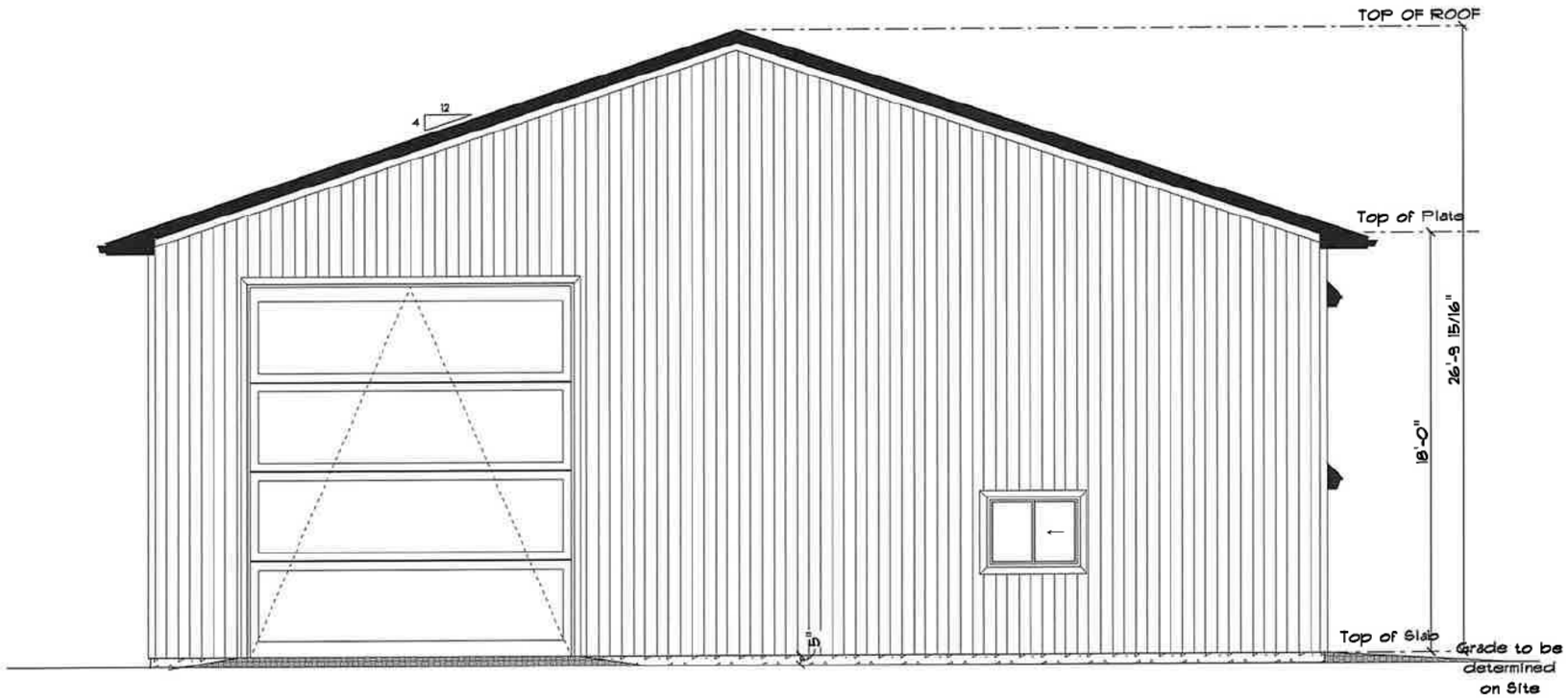
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DESIGNED FOR
WARREN SCHNEIDER
OKOTOKS ALBERTA
[redacted]

DATE:
AUG 19 2015

CLIENT:

DO NOT SCALE



SOUTH ELEVATION

DESIGN BY
PRAIRIE HOME DESIGN
P.O. Box Stavely, Alberta
T0L-1Z0
403-845-2800
www.prairiehomedesign.com

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DESIGNED FOR
WARREN SCHNEIDAR
OKOTOKS ALBERTA
[redacted]

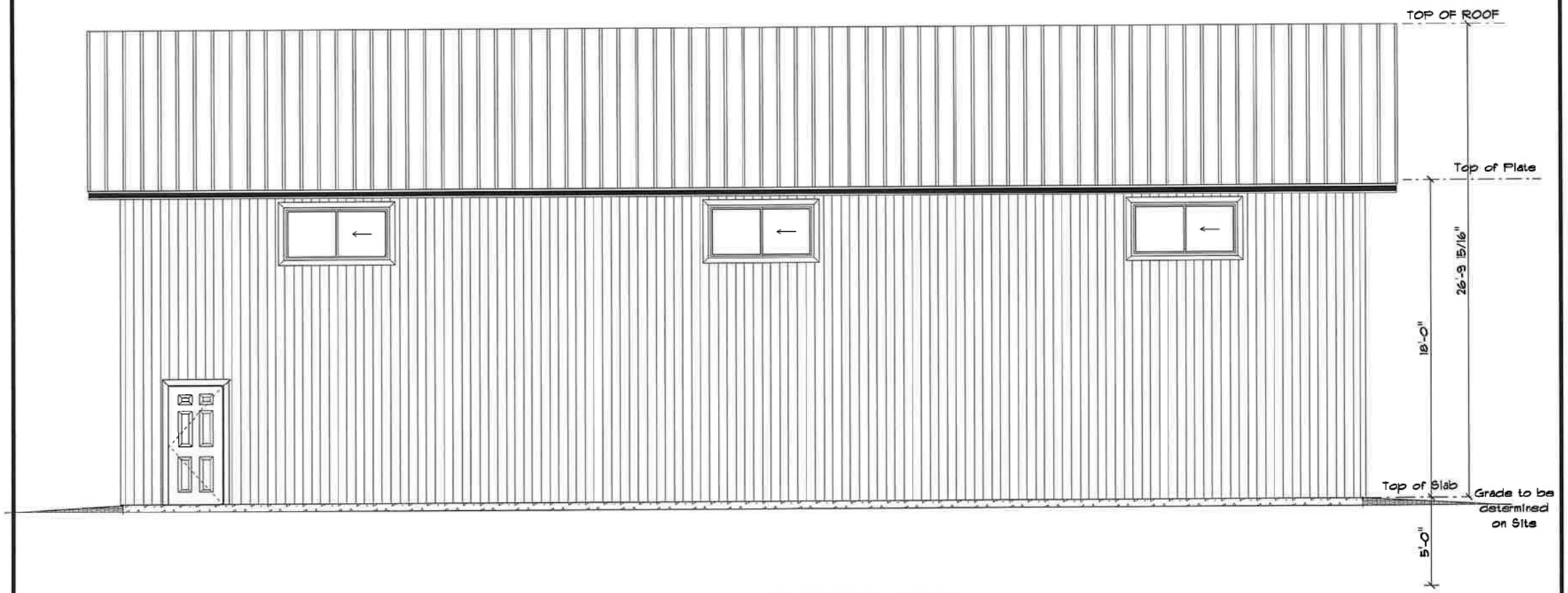
DATE:
AUG 15 2025

SCALE: 3/16"=1'

PAGE: 4 of 8

CLIENT:

DO NOT SCALE



WEST ELEVATION

DESIGN BY:
Prairie Home Design
P.O. Box 6009, Stony Alberta
T0G 2C0
403-934-7000
www.prairiehomedesign.com

NOTE:
Drawings are given to scale as a working guide only due to reproduction, shrinkage and variation in work. All plans, dimensions should be checked and verified on the project by the builder. Prairie Home Design is not to be held liable for any discrepancies that may be found before construction.

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DESIGNED FOR
WARREN SCHNEIDAR
OKOTOKS ALBERTA
[redacted]

DATE:
AUG 15 2025

CLIENT:

DO NOT SCALE!

Business Application Requirements

Application for Type III

1) Site plan included
2) Business operates as a Contracting company (Light commercial hauling, Snow removal, General Contracting)
3) Business activities are offsite
4) Equipment is presently stored outside
5) Portion of the proposed shop will be used to store equipment used for the business Requesting approval for a 50'x80' with a 20'x16' mezzanine. Remainder of building is needed for personal tools required for hobbies.
6) Business has 1-employee (Son)
7) No production of product
8) No loading products, parking will be beside shop (Employee lives on site)
9) Access to will be off 12th Street approach. Access will be gravel topped with recycled asphalt to control dust.
10) No customers visit site.
11) Parking of vehicles and trailers will be shared between inside shop and outside. (when stored outside will be behind shop & screening wall).
12) Proposed elevation drawing summitted
13) No deliveries to site
14) Hours of operations vary as it consists of vehicle leaving site and returning usually only once a day as all work is done offsite
15) Minimal water will be required
16) Garbage is disposed of via weekly bin pickup or by hauling to the dump.
17) Dust is maintained by graveled areas and grass. Drainage is natural
18) No large quantities of toxic chemicals will be stored.
19) No involvement of persons other than residents expected at this time.
20) No plans for events
21) Site preparation for shop will require leveling of area.
22) Bare land for shop will be stripped of top soil, leveled and compacted. A Layer of gravel will be applied to the site prior to construction.
23) No landscaping planned at this time.
24) Exterior lighting will be present on the building and used only when necessary. Light will be downward facing to reduce the light affecting others.
25) No advertising needed on site
26) Water will use natural drainage

Stacey Kotlar

From: Stacey Kotlar
Sent: Tuesday, June 30, 2026 2:26 PM
To: Karen Schnedar
Subject: RE: Development Permit Application
Attachments: Business Uses.pdf

Thank you for the updated site plan. Now we are on the same page.
Let's look at the different aspects of this application:

Accessory Building calculation
New Garage 40 x 30 1,200 sq ft Garage sq footage

Accessory Buildings
Barn 19mx4.4m=83.6m = 900 sq ft (this square footage is calculated from the RPR)
Sea Can 40' x 8' 320
Sea Can 320
New Shop 4,500 sq ft

Total Accessory Building Size 6,040 sq ft cumulative size.
Permitted 3,500

When a development officer assesses a property we look to the next size category of the permitted accessory buildings.

10-15 acres = 4,100 sq ft.
6,040 sq ft is larger than is permitted for properties of 21 acre or greater.
I think that it would be a very difficult to expect a favourable outcome with such a large request.

If you would like to change your application to propose 1 sea-can as permanent, and 1 sea-can as temporary, as well as the barn to be removed at the completion of the project, I think it would be a more favourable option.
As you mentioned:
Shop 4,500
Sea-Can 350

TOTAL 4,820

This is still well over what we would typically approval, but it is much closer.

HOME BASED BUSINESS
Next questions are about the business. What sort of permitting is this business currently running with?
Home Based Business Type I – permitted on CR parcels – zero outdoor storage or business vehicles and equipment

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.

Home Based Business Type II – requires a development permit – zero outdoor storage and up to 3 business vehicles/equipment
Home Based Business Type III – requires a development permit – only approved outdoor storage and up to 10 business vehicles/equipment
Given the information: **"2 trucks, One trailer, Skid steer are currently owned by the business."** (4 total) You would be considered a Type III.
While all of the other parameters are well below Type III thresholds, the outdoor storage of vehicles determines Type III.

So knowing that, I am guessing you would like to store the business vehicles and equipment in the proposed accessory building. If that is the case, we will need to amend the application to state the purpose of the building is both business use and personal use. Which is fine.

Please take a look at the attached Home Based Business comparison sheet to determine what type of Home Based Business you are running.
Let me know what type of business you would categorize your business as. Please include the indoor or outdoor storage of the business vehicles in your assessment.

SEA CANS
Screening is a big part of the application process for this permit. You stated : **Will be blocked from neighbors view by a row of lilac bushes and trees that are already present.** Could you please add this to your site plan so that we can assess that as part of the application.
Are these sea-cans already on site? Or yet to be delivered? You had stated that they will not be painted as they are new. Do you happen to have photos of them? I will need to see what they look like.

RE: SE 5-21-29 W4; Plan 0913572, Blk 2, Lot 9 (the property)
NOTICE OF INCOMPLETE APPLICATION
Oversized Accessory Building, 2 Sea-cans, Home Based Business (?)

Section 683.1 of the Municipal Government Act requires the Development Authority, within 20 days after the receipt of an application for a development permit, to determine whether the application is complete. This letter is being sent to serve as notice of acknowledgement that the application as noted above is considered **incomplete** as of **June 30, 2026**.

The outstanding information required to complete the application includes:

1. **Declare type of home based business**
2. **Decide if the business vehicles will be stored within the new accessory building. If so, amend the application**
3. **Update site plan to include screening information for Sea Can**

The above listed information must be submitted to the undersigned by end of day on **July 30, 2026.** Failure to submit the information listed above may result in the application as noted above being deemed **refused as incomplete.**
If you require more time to gather the above listed information or if you would like to withdraw your application, please contact the undersigned.
You are encouraged to contact me with any questions that you may have.

Stacey Kotlar

Stacey Kotlar

From: Karen Schnedar [redacted]
Sent: Thursday, July 2, 2026 9:17 AM
To: Stacey Kotlar
Subject: Re: Development Permit Application
Attachments: Sea can Screening.pptx; Development Permit Application.pdf; Business License Application.pdf

Good morning Stacey,

Hope you had a Happy Canada Day :)
Attached are the updated Business, Development permits, Site plan showing where the screening for the SeaCan is.
Please note I referenced a Type III Business Application (Hope I did that right). Shop to be used by business and personal.
I did also reference removing the 1-seaCan and barn upon completion of the Shop.
I also have lowered the proposed shop size to 50x80 (4000 sq ft) which puts it under the next lot size allowable which will still be fine for what we need it for.

Please let me know if you require any changes

Best Regards,
Warren
[redacted]

On Tue, Jun 30, 2026 at 2:26 PM Stacey Kotlar <Stacey.Kotlar@foothillscountyab.ca> wrote:

Thank you for the updated site plan. Now we are on the same page.

Let's look at the different aspects of this application:

Accessory Building calculation

New Garage	40 x 30	1,200 sq ft	Garage sq footage

Accessory Buildings

Barn	19mx4.4m=83.6m = 900 sq ft	(this square footage is calculated from the RPR)
Sea Can	40' x 8'	320
Sea Can		320

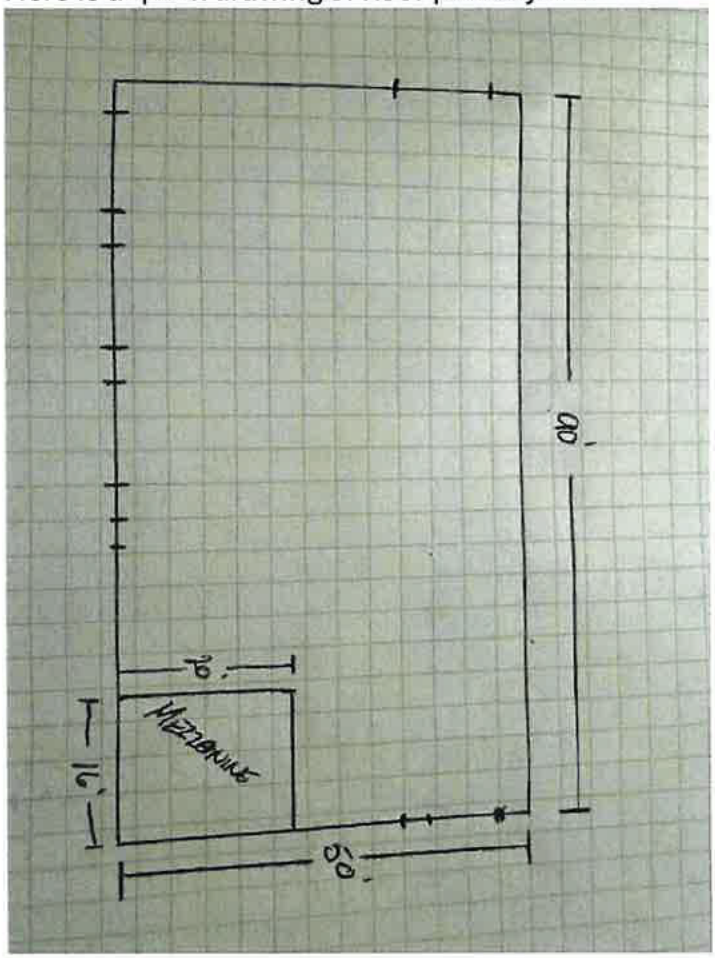
Stacey Kotlar

From: Karen Schnedar [redacted]
Sent: Monday, June 29, 2026 10:08 AM
To: Stacey Kotlar
Subject: Re: Development Permit Application

You don't often get email from [redacted] Learn why this is important

Good morning,

Here is a quick drawing of floor plan layout.



Regards,
Warren

On Sun, Jun 28, 2026 at 9:30 PM Karen Schnedar [redacted] wrote:

Good evening Stacey,

Thank you for responding. In conversations with Brittany we figured a Type 2 business license made the most sense.

Responses to your questions

- One Employee. I see he lives on the property.
- Is he an employee or does he own/operate the company? **Employee**

Facing North East
SeaCan is
between trees and
New Garage





North end of SeaCan behind Garage.
Ass you can see from the left picture it can not be seen as it is well hidden by the trees.



SE 05-21-29 W4M; Plan 0913572 Block 2 Lot 9



2026-07-08, 3:08:23 p.m.

1:2,706

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Parcels

Settlement

Town

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

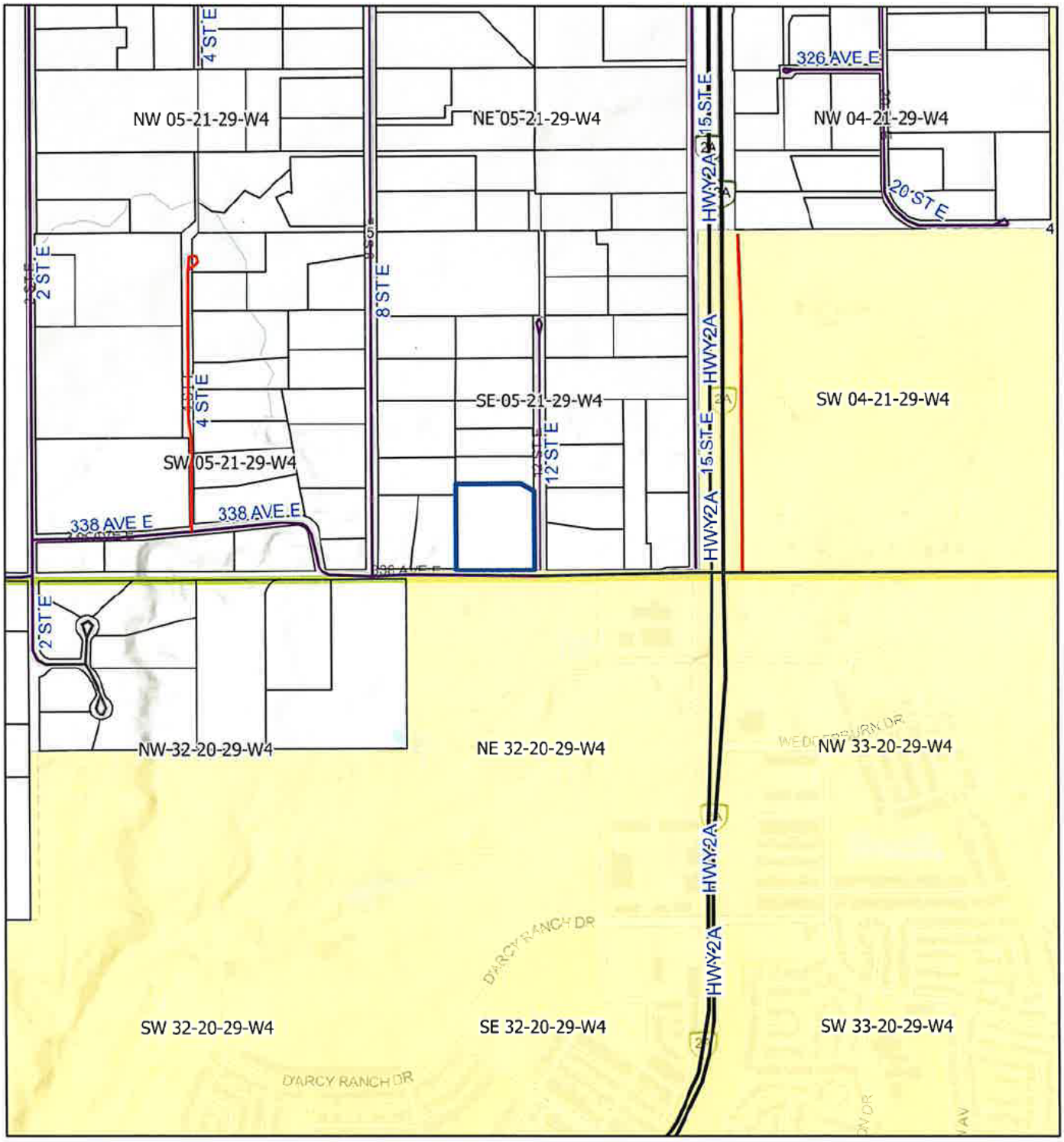
High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

Geodesy Group Inc., Southern Alberta Partners, Town of Okotoks

SE 05-21-29 W4M; Plan 0913572 Block 2 Lot 9



2026-07-08, 3:12:25 p.m.

1:20,881

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Roads
- Gravel
- Chips Seal / Oil
- Pavement
- Highway

Parcels

Settlement
- Town

Townships

World_Hillshade

Esri, NASA, NGA, USGS, FEMA

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0033 990 276	0913572;2;9	251 235 965

LEGAL DESCRIPTION
PLAN 0913572
BLOCK 2
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.809 HECTARES (9.41 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;21;5;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 251 049 869

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 235 965	17/09/2025	TRANSFER OF LAND	$1,300,000	CASH & MORTGAGE

OWNERS

WARREN SCHNEDAR

AND
KAREN SCHNEDAR
BOTH OF:
[redacted]
FOOTHILLS
ALBERTA T1S 3L7
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
061 326 369	12/08/2006	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
071 333 229	04/07/2007	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD.
091 231 067	10/08/2009	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
251 235 966	17/09/2025	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST 10205-101 STREET NW EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: $1,025,000

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 8 DAY OF JULY, 2026 AT 03:02 P.M.

ORDER NUMBER: 57701437

CUSTOMER FILE NUMBER: KB-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).

DEVELOPMENT PERMIT CIRCULATION MEMORANDUM

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

File Number: 26D 203

Date: 15-Jul-2026

Landowner: Warren & Karen Schnedar **Agent:**

Legal Land Description: SE 5-21-29 W4M; Plan 0913572 Block 2 Lot 9

Parcel Size: 9.41 Acre

Proposal: Oversize Accessory Building, 2 Sea-cans, and HBB III

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: Stacey Kotlar Stacey.Kotlar@FoothillsCountyAB.ca

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	✔		
Building & Safety Codes		AB Agriculture, Public Lands Div.	
Municipal Fire Services		Fortis Alberta	
Municipal Addressing	✔	ATCO Gas	✔
Municipal Community Services		AltaLink	
AFICA		Other:	
Erin Frey (HR Airport only)			

Notes:

Shelby Peters

From: Gas Land Department <land.admin@atco.com>
Sent: July 30, 2026 9:16 AM
To: FC_Planning
Subject: ATCO Transmission 8457 RESPONSE RE: Circulation Package for Development Permit 26D 203, Please reply by 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 Facebook Twitter LinkedIn

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: Wednesday, July 15, 2026 4:06 PM
To: Robert Miller <Robert.Miller@FoothillsCountyAB.ca>; Gas Land Department <land.admin@atco.com>; CirculationsGrowthandImprovement <CirculationsGrowthandImprovement@atco.com>
Cc: Stacey Kotlar <Stacey.Kotlar@FoothillsCountyAb.ca>
Subject: Circulation Package for Development Permit 26D 203, Please reply by 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 203. Please review and respond **prior to August 17, 2026**

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	26D 203	**Highway(s):**	2A
Legal Land Location:	QS-SE SEC-05 TWP-021 RGE-29 MER-4	**Municipality:**	Foothills County
Decision By:	Gerry Benoit	**Issuing Office:**	Southern Region / Calgary
Issued Date:	July 20, 2026	**AT Reference #:**	RPATH0074594
Description of Development:	Oversize Accessory Building, 2 Sea-Cans and Home Based Business Type III		



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

Alberta Transportation and Economic Corridors offer the following comment and observation with respect to the proposed development:

- The proposed development and establishment of a home-based business will require a Highway Roadside Development Application and subsequent development permit from the department. Information for the applicant is available on Alberta Transportation and Economic Corridors website at the following website link:
  https://www.alberta.ca/roadside-development-permits.aspx

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

Alberta

Issued by **Gerry Benoit, Development and Planning Technologist,** on July 20, 2026, on behalf of the Minister of Transportation and Economic Corridors

PLANNING & DEVELOPMENT CIRCULATION

PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 203	**LANDOWNER:** Warren & Karen Schnedar
FILE MANAGER: Stacey	**AGENT:**
CURRENT LAND USE: CR	**PROPOSED LAND USE:**
LEGAL DESCRIPTION: SE 5-21-29 W4; Plan 0913572, Block 2, Lot 9	
MUNICIPAL ADDRESS: [redacted]	
ROLL NUMBER: 2129050060	
DATE REFERRED: 2026-07-15	
PROPOSAL: Oversized Accessory Building, 2 Sea-cans (1 permanent 1 temporary), Home Based Business type III	

PROPOSAL INFORMATION:

Development Permit

- Internal Road Proposed: No
- Construction on Road Allowance Proposed: No
- Approaches exist on: Existing
  - Other:

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

Servicing Comments or Review required:

- Other:

- Road Widening - No Road Widening

OTHER COMMENTS:

Please provide any comments you may have on this application, thanks!

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:

Existing access from 338 Ave E - no changes proposed or required for this application

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

Recommend a lot grading and drainage plan be provided to the satisfaction of PW.

ROAD REQUIREMENTS / LIMITATIONS:

- Road Ban on road ☐ Yes ☐ No
- Load Restricted Bridge ☐ Yes ☐ No
- Road Use Agreement Required ☐ 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: 2026-08-26 **Reviewer:** Patrick Antle

Signature: Patrick Antle

Home Based Businesses in Foothills County

Land Use Bylaw Regulations & Applications

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

The purpose of a Home Based Business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into and are compatible with adjacent non-commercial or non-industrial properties. Uses that exceed the business classifications and/or standards of a home based business may be considered a commercial or industrial use and should be appropriately located in a land use district where the type of use is provided for.

What constitutes as a Home Office or Home Based business?

An office, business, or occupation conducted within a dwelling and/or an accessory building on a parcel on which a dwelling is located and where one or more residents of the parcel is the primary owner of the business in compliance with the provisions under Section10.12 of the Land Use Bylaw.

What are the different Classifications?

Home Office

- Office is situated in the dwelling and/or accessory building on the property;
- No non-resident employees working on the property;
- No traffic generated to the property by the business.
- No outdoor storage of business materials on the property

No Development Permit is required for a *Home Office* where it is listed as a permitted use under the applicable land use district in accordance with Section 4.2 of this bylaw;

There is no limit to the number of employees for a *Home Office* where a portion of the dwelling and/or accessory building is the office for a business that operates off site (construction, landscaping, etc.), provided all interaction with the employees is off the property and employee vehicles are not on the premises and all other provisions of the *Home Based Office* are met.

Home Based Business Type I

- No more than one (1) non-resident employees working on the property.
- No more than three (3) business visits are generated to the property per day;
- No more than one (1) business vehicle situated on the property per day;
- No outdoor storage of business-related material or goods on the property
- No nuisance generated by the business, outside of the principal dwelling or accessory building;

In accordance with Section 4.2 of the bylaw, a Development Permit shall not be required for a Home Based Business Type I where the use is listed as a permitted use under the land use district.

Home Based Business Type II

- There are no more than three (3) non-resident employees working on the property;
- No more than six (6) business visits are generated to the property per day;
- Business vehicles or related equipment may be stored outside on the property as follows:
    - Max 3 on parcels under 10 acres
    - Max 6 on parcels 10 acres or larger
- No outdoor storage of business-related materials or goods on the property;
- Shall not generate noise, smoke, odour, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority;

All Home Based Business Type II require an approved Development Permit.

Home Based Business Type III

- There are no more than six (6) non-resident employees working on the property;
- No more than twelve (12) business visits are generated to the property per day;
- No more than twelve (12) business vehicles are situated on the property per day;
- Outdoor storage of business-related goods and materials, large commercial vehicles, trailers, and/or equipment may be allowed, if in the opinion of the Development Authority, it is adequately screened from adjacent lands;
- Large commercial vehicles, used in conjunction with the business, may be located on the property at the discretion of the Development Authority;
- Shall not generate noise, smoke, odour, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Approving Authority;
- Where a Home Based Business Type III is situated on a parcel zoned Direct Control District #27, Council, as the Development Authority, may determine the number of employees, business visits per day, business vehicles on the property, and on site storage at their discretion.

All Home Based Business Type III require an approved Development Permit. Where Home Based Business Type III is not listed as a permitted or discretionary use under your current land use district, you may be required to redesignate your land prior to making application for a Development Permit approval.

General Home Based Business Rules

- All home office and home based businesses must comply with the provisions under Section 10.12 of the Land Use Bylaw;
- All Home Based Business Type II and Type III require a Development Permit;
- Upon issuance of a Development Permit for any minor or major home based business, the applicant shall obtain a Business Licence from the County. If the business licence is not obtained or is revoked or suspended, the Development Permit shall be and remain suspended until the business licence is obtained or re-instated.
- Large commercial vehicles to be used in conjunction a home based business may be permitted at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, site screening, etc.
- A Home based Business Type I, II, or III shall not be situated in a Dwelling, Temporary on a parcel;
- A Home Based Business Type I or II, where listed as a permitted use, shall be considered a Discretionary Use, and require a Development Permit, when situated in a Secondary Suite on a parcel;
- All home based businesses must provide parking in accordance with Section 9.19 of the Land Use Bylaw;
- Home based businesses do not include Cannabis Production.

There are currently limited zonings within the Land Use Bylaw that allow for Home Based Business Type III:

- Agricultural Business District
- Rural Business District
- Agricultural District
- Country Residential District
- DC#22
- DC#27
- DC#29
- DC#36

Please check with the Planning Department on the steps required to apply for the proper Land Use Applications for Council to consider allowing this type of business on your parcel. A Development Permit application is required to be submitted once the land use has been granted.

APPLICATION REQUIREMENTS:

Applications for both Land Use and Development Permit **must be** accompanied with the following information; however, the Development Officer may ask for additional information:

1. A site plan (can be hand drawn) showing:
   a. the entire parcel;
   b. north at the top of the page;
   c. identify and show all existing structures and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
   d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;
2. Full detailed description of the business;
3. Please indicate if the business is primarily run from the parcel or off site;
4. What buildings will be used on the parcel for this business, include storage areas;
5. Are there any buildings proposed and if so, for what purposes will they be used for? Please also include the building size and why it is necessary;
6. Number of people to be employed;
7. If producing a product or goods, please indicate the method of distribution or sales;
8. Provisions for loading and parking;
9. Vehicle generation, break down between employees and customers on a daily basis, also please list the types of vehicles to be expected;
10. Will there be deliveries to the site? If so, how many and how often?
11. Hours and days of operation;
12. Amount of water required for this business;
13. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage;
14. Methods of controlling noise, dust, or drainage from the lot;
15. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e., gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary to have in relation to this business;
16. Will there be any lot grading done on site to accommodate this business?
17. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.

APPLICATION FEES

Applications fees are per the current *Fee Schedule Bylaw*.

- In cases where a business wants to upgrade to another category that is a permitted use, they may make application to the Development Authority. In such cases, the fee will be $100 ($25 filing fee + $75 application fee).
- Business licenses will be upgraded in accordance with approved Development Permits. No fee is required for upgrades to existing Home Based Business licenses prior to their annual renewal at which time they must pay in accordance with the current *Business License Fee Schedule*.

WHERE CAN I OPERATE A HOME BASED BUSINESS

The following page outlines where the different categories of Home Based Business are listed as either permitted or discretionary uses for your information (See next page).

WHERE CAN I OPERATE A HOME BASED BUSINESS

Home Office	Home Based Business Type I	Home Based Business Type II	Home Based Business Type III
A Home Office may exist on lands where listed as a use in the land use district. Home Office is a *PERMITTED USE* in the following land use districts: • Agricultural Business District; • Rural Business District; • Agricultural District; • Country Residential District • Cluster Residential District • Country Estate Residential District • Hamlet Residential District • Residential Multi-Family District • Residential Manufactured Home District • DC#22 – Priddis Meadows; • DC#26 – Dog Kennel • DC#27- Home Based Business • DC#29 - Arenas • DC#32 – Ag Societies • DC#35 - Event Venue • DC#36 – Equine Vet & Rehab *No Development Permit Required where a Permitted Use*	A Home Based Business Type I may be operated where listed as a use in the land use district. *No Development Permit Required where a Permitted Use* Home Based Business Type I is a *PERMITTED USE* in the following land use districts: • Agricultural Business District; • Rural Business District; • Agricultural District; • Country Residential District • Cluster Residential District • Country Estate Residential District • DC#27 - Home Based Business • DC#36- – Equine Vet & Rehab Home Based Business Type I is a *DISCRETIONARY USE* on the following land use districts: • Hamlet Residential District • Residential Manufactured Home District • Residential Multi-Family District; • Recreational District; • DC#22 – Priddis Meadows; • DC#29 - Arenas • DC#32 – Ag Societies *A Development Permit is required as a discretionary use under these land uses where special provisions may be required for parking due to size and nature of parcels.*	A Home Based Business Type II may be operated where listed as a use in the land use district. *Development Permit Required in all cases.* Home Based Business Type II is a *PERMITTED USE* in the following land use districts: • Agricultural Business District; • Rural Business District; • Agricultural District; • DC#27 - Home Based Business • DC#36 - Equine Vet & Rehab Home Based Business Type II is a *DISCRETIONARY USE* on the following land use districts: • Country Residential District • Cluster Residential District • Country Estate Residential District • Hamlet Residential District • Residential Manufactured Home District • Residential Multi-Family District; • Recreational District; • DC#22 – Priddis Meadows • DC#29 - Arenas • DC#32 – Ag Societies	A Home Based Business Type III can <u>only</u> be applied for as a discretionary use in the following land use districts: • Agricultural District; • Agricultural Business District; • Rural Business District; • Country Residential District • DC#22 – Priddis Meadows • DC#27 – Home Based Business-; • DC#29 – Arenas • DC#36 – Equine Vet & Rehab *Development Permit Required in all cases.*

DISCRETIONARY USE is a use of land or a building provided for in the Land Use Bylaw for which the Development Authority <u>may issue</u> a Development Permit with or without conditions.

- These decisions and conditions of the decision <u>may be appealed</u> by the applicant and/or area landowners.

PERMITTED USE is a use of land, a building, or buildings provided for in the Land Use Bylaw for which the Development Authority <u>must issue</u> a Development Permit with or without conditions (if all other provisions of the Land Use Bylaw are met and no variances are required).

- These decisions are <u>not appealable</u> by the area landowners.

DIRECT CONTROL is a land use designation where Council exercise particular control over the use and development of land or buildings within an area of the County. Council acts as the Development Authority in Direct Control District.

- There is no right of appeal by the applicant and/or an area landowner on a Development Permit within a Direct Control District.

LETTER OF AUTHORIZATION

I (We), KAREN SCHNEDAR being the owner (s) registered on the title of Lot 9 Block 2 Plan 0913572 NW / NE (SE) / SW, Section 5, Township 21, Range 29, W 4 M give WARREN SCHNEDAR permission to act on my (our) behalf for the purposes of the Development Permit application affecting the above noted property as submitted to the Foothills County.

[redacted]

JULY 2, 2026
Date

Date

Signature

Date

Signature

If no wells are listed on-site:

I, Warren Schneider being the registered
Owner(s) or agent acting on behalf of the registered owner(s)

of SE 5/21/29 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.

[redacted]
Owner/Agent

DATED: this 4th 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.

08/15

Abandoned Well Map Viewer

Alberta Energy Regulator

Getting Around | Annotate | Analysis

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

Welcome | Layers | Legend | Downloads

Abandoned Well Map Viewer

The Abandoned Well Map Viewer is designed to let you browse the Abandoned Well data repository.

Quick Search Tasks

The links below are provided to help you zoom to an area of interest based on the Alberta Township System (ATS) or to locate an abandoned well by its well licence number.

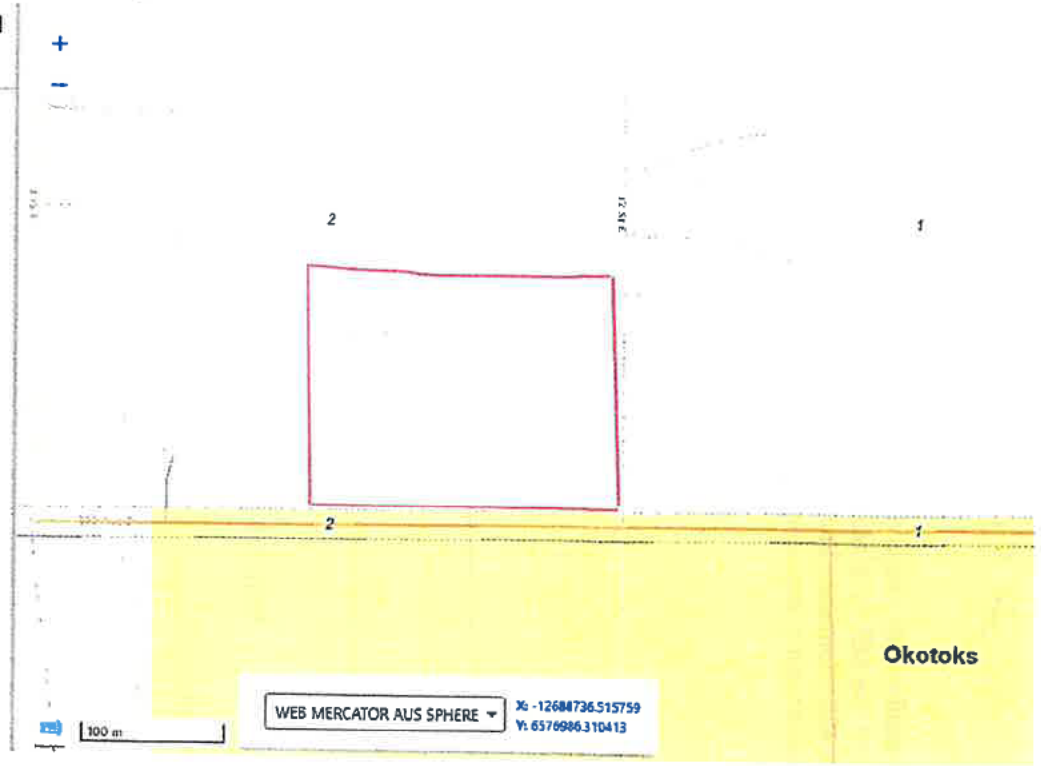
Area of Interest

Locate Abandoned Well

Terms of Use

The link below provides a copy of the Terms of Use accepted by the user for access and use of this application and associated data.

Acceptance, Disclaimer and Copyright Information



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 buildings requiring a development permit
Accessory uses	Agricultural intensive – on lots 3 acres or more in size
Agricultural (general)	Agricultural specialty
Dwelling, single family	Antenna structures, private
Home Based Business Type I	Arena, private
Home office	Bed and Breakfast
Signs not requiring a development permit	Family Day Home
Solar Power System, Private (Not requiring a Development Permit)	Dugout (for general ag use)
Temporary storage of no more than 1 unoccupied recreation vehicles (within Hamlet boundary)	Dwelling, moved on
Temporary storage of up to 5 unoccupied recreation vehicles (outside a Hamlet boundary)	Dwelling, temporary
Public works	Home based business Type II
Secondary Suite, Principal	Home based business Type III
Utility services, minor	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 m^2 (1,077 sq. ft.)

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.

4.2.1.9 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.

10.12 ***HOME BASED BUSINESSES***

The purpose of a home based business is to accommodate small, non-intrusive, low risk, low intensity developments to support business activities that can be integrated into, and are compatible with, adjacent non-commercial or non-industrial properties. Uses that exceed the business standards of a home based business should be located within an alternative and compatible land use district.

Table 10.12 C: Home Based Business Type III

Home Based Business – Type III	
Development Permit required	Yes, Development Permit is required
Employees	Maximum six (6) non-resident employees working on the site; OR as determined by the Approving Authority in Direct Control Districts.
Business visits	Maximum twelve (12) business visits to the site per day; OR as determined by the Approving Authority in Direct Control Districts.
Business Vehicles on Site	Maximum twelve (12) business vehicles on the site per day; OR as determined by the Approving Authority in Direct Control Districts.
Storage of Business Material	Outdoor storage of business related goods and materials, large commercial vehicles, trailers, and equipment may be allowed if, in the opinion of the Approving Authority, the outdoor storage is adequately screened from adjacent lands. Large commercial vehicles, used in conjunction with the business, may be permitted on the parcel at the discretion of the Approving Authority based on parcel size, proximity of adjacent residences, and site screening;
Nuisances	Home business shall not generate noise, smoke, odor, dust fumes, exhaust, vibration, heat, glare, refuse matter or other nuisances considered offensive or excessive by the Development Authority.
Privacy	At all times, the privacy of the adjacent residential dwellings shall be preserved, and the home-based business shall not in the opinion of the Approving Authority, unduly offend or otherwise interfere with livability or enjoyment of the neighboring properties.
Parking	Minimum1 parking stall per non-resident employee on the property, plus a minimum of 1 additional parking space for each business visitor on the property at the same time, all in addition to the required residential parking or as determined by the Development Authority as a condition of Development Permit.
Signage	Sign no larger than 0.55 sq. m. (5.92 ft.) in area. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way.
Business license	Yes, annual Foothills County Business license required.

SEA-CAN (sea-can, intermodal shipping container, cargo container, steel container, and railway car) means an intermodal shipping container off a chassis that was originally used for the shipping of goods, which is now used as an accessory building. A chassis may be defined as a wheeled structure which the Sea-can may be affixed to for the purposes of vehicular transportation. *Additional information on how Sea-cans relate to accessory building regulations can be found in Section 9.2 of this bylaw. Information on signage on Sea-cans can be found in Section 9.24 of this bylaw.*

9.2.8 A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:

a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district.

b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A for a maximum area for accessory buildings not requiring a Development Permit.

c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority.