

**FOOTHILLS COUNTY**

309 Macleod Trail, Box 5605

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

www.FoothillsCountyAB.caplanning@foothillscountyab.ca

October 14, 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 285**Legal Description:** NW 09-21-29 W4M; Plan 1710579, Unit 34**Approval Description:** Private Storage Unit & Personal Use Space**Applicant/Owner** Corey Contractors Ltd. (Applicant) / 1321324
Alberta Ltd. / Josame Logistics Corp. (Owner)**Location:** Located on 17th Street E, just east of Highway 2A, and south of 306th Avenue E.

Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal. Notices of Appeal, including payment of the appeal fee are to be filed with the Subdivision and Development Appeal Board within 21 days from the date of the development permit decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than November 4, 2026**. Notices of Appeal received after the 21-day notification period will be invalid. The form required for the Notice of Development Appeal is available on the Foothills County website. To access the form, please visit the following link: <https://www.foothillscountyab.ca/development/land-development/development-permit-notice> For further assistance or if you would like us to email you the form, please contact our Planning and Development Department at 403-652-2341 or via email at Planning@FoothillsCountyAB.ca.

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...

Brittany Domenjoz
Brittany Domenjoz
Development Officer

Brittany.Domenjoz@foothillscountyab.ca

(403) 603-6239

BD/sp

Encl. – Development Authority Decision



DEVELOPMENT PERMIT DECISION

DATE OF DECISION: October 14, 2026

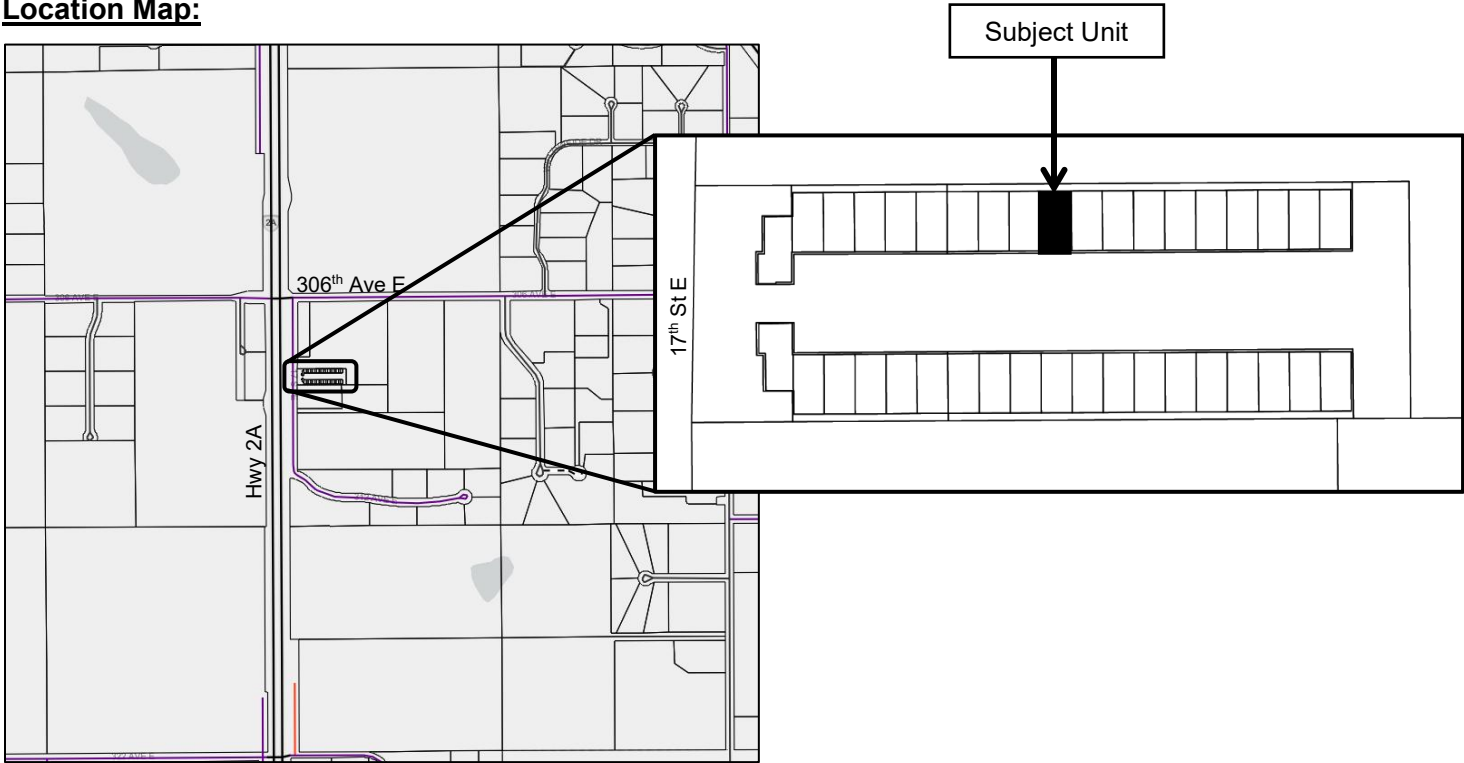
THIS IS NOT A DEVELOPMENT PERMIT OR BUILDING PERMIT. PLEASE REFER TO THE NOTES SECTION BELOW FOR ADDITIONAL INFORMATION.

APPLICATION FILE NUMBER: 26D 285
LANDOWNERS: 1321324 ALBERTA LTD. / JOSAME LOGISTICS CORP.
APPLICANT(S): COREY CONTRACTORS LTD.
PROPOSAL DESCRIPTION: PRIVATE STORAGE UNIT & PERSONAL USE SPACE
LEGAL DESCRIPTION: PTN. NW 09-21-29 W4M; PLAN 1710579, UNIT 34

LOCATION AND DESCRIPTION OF SUBJECT PARCEL:

This application involves Unit 34 within the north building at the private storage facility located on 17th Street E, just east of Highway 2A and south of 306th Avenue E.

Location Map:



INTENT OF THE DEVELOPMENT PERMIT APPLICATION:

An application for the Development Permit has been submitted requesting approval for development and use of Unit 34 and associated common property that is located within this Business Park District, multi-bay, private secured storage facility. The development is proposed to consist of a main floor having a square footage of 1,250 sq. ft., with a mezzanine level of up to 500 sq. ft. It is proposed that the unit be used for private storage and personal use space for the owner.

The application for a Development Permit in accordance with the provisions of Land Use Bylaw 60/2014 of Foothills County in respect to the development and use of Unit 34, on Plan 1710579; Ptn. NW 09-21-29 W4M has been considered by the Development Officer and is **APPROVED** subject to the following.

APPROVAL DESCRIPTION:

This approval is for development and use of Unit 34 on Plan 1710579; Ptn. NW 09-21-29 W4M. A main floor and mezzanine level that are identified to total up to 1,750 sq. ft. in combined area, are to be used for private storage and personal use space for the landowner.

Addition to, or revision to the uses and/or to the existing development as approved herein and under the existing related issued municipal building and development permits, may occur only upon obtaining additional appropriate municipal approvals;

PRE-RELEASE CONDTION(S):

Pre-release condition(s) must be complied with before the Development Permit is signed and issued. Failure to complete the re-release condition(s) on or before **March 8, 2027**, will see this development permit decision deemed null and void, unless a time extension is issued under agreement between the Development Authority and the Applicant(s).

1. The applicant is required to submit a refundable security deposit in the amount of \$1,000 in order to ensure compliance with the applicable Building, Safety and Fire Codes for the proposed use and occupancy of the development. This security will be refunded at such time that all reviews and inspections have occurred, and written confirmation that the development meets the intent of the Codes for use and occupancy, is provided by the Safety Codes Officer and the Foothills Fire 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. Prior to commencing any interior construction or renovation, the applicant shall obtain all necessary building and safety code permits from the County. The application for building permit is to be accompanied by any applicable Professional Engineers stamped drawings for interior improvements, including but not limited to, an engineered plan for the mezzanine level. Proof of having obtained all appropriate inspections will be required at completion of the project;
2. The applicant shall comply with all requirements of the Alberta Building, Plumbing, Electrical and Fire Codes at all times, including but not limited to requirements for:
 - fire extinguishers (AFC 6.2.1/NFPA 10);
 - allowable mezzanine area, guard rails, and the percentage of floor space permitted to be framed-in;
 - fire department access;
 - the Ventilation of Storage Garages;
 - any installation of a paint spray booth (NFPA-33) and the associated mechanical ventilation as is required by the Alberta Building Code;
 - there shall be no storage of used oil on site unless a registered/approved (PTMAA) tank meeting specifications of Part 4 of the Alberta Fire Code is used;
3. It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development;
4. The applicant 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.

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. Please be advised that these requirements are not appealable to the Subdivision and Development Appeal Board.

1. The development shall be completed in its entirety and maintained in accordance with the conditions of approval under development permit 14D 152; available use and occupancy of the existing structure that is provided for under it's related building and safety code permits; and as per this application for Development Permit and those conditions contained herein.
2. The unit is for personal use only and shall not be used in relation to any type of business, nor shall the unit be used as a living residence at any time, including for the purposes of overnight accommodation;
3. Exterior signage for these independent units and/or their occupant has not been considered under this permit. The installation of any exterior signage is subject to obtaining appropriate municipal approvals;
4. Exterior access areas and laneways must be free of all debris, materials and vehicles. Access lanes are to remain unobstructed at all times.

The areas designated for outdoor parking under the approved plan for the facility as a whole, are to be observed at all times. Use of the outdoor parking area is restricted to the parking of motor vehicles and shall not be developed for another purpose. Use of designated parking stalls for the outdoor storage of any materials, vehicles or equipment is not permitted;
5. There shall be no long term storage of refuse or recyclable material on the property, nor burning of waste materials at the facility. The owner is responsible to ensure the appropriate temporary containment of, and disposal of refuse and recyclable materials at an approved disposal or recycling facility;
6. The owner is obligated to ensure appropriate storage and management of any fuels, cleaning and servicing supplies, etc. Handling and disposal of waste and materials inherent to activities shall meet all regulatory requirements;
7. Development and use of the land must meet the requirements of all applicable Federal and / or Provincial Acts, regulations and / or guidelines;
8. The issuance of a development permit by the County does not relieve the landowners of the responsibility of complying with all other relevant County bylaws and requirements, nor excuse violation of any Provincial or Federal regulation or act which may affect use of the land.
9. The 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;

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) within one-half mile surrounding. Development Permit Notices can also be viewed on our website, www.foothillscountyab.ca.
4. This Development Permit Decision is subject to a 21-day appeal period. Pursuant to Section 685(2) of the Municipal Government Act, a person affected by this decision has a right of appeal.
5. The Development Permit, once signed and issued, shall thereafter be null and void if the development or use is abandoned for a period of six months.
6. The conditions of this Development Permit Decision must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit Decision.



Notice of Appeal

Subdivision and Development Appeal Board (SDAB)
Foothills County www.foothillscountyab.ca

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

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

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

Submitting an Appeal – Subdivision Authority Decisions

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

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

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

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

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

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

Submitting an Appeal – Development Authority Decisions

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

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

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

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

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

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

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF APPEAL FORM

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

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

How to submit your appeal and pay your fee

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

Mail or deliver to:

SDAB Clerk, Foothills County
Box 5605, 309 Macleod Tr. S., High River, AB T1V 1M7

Email to:

appeals@foothillscountyab.ca

Please make cheques payable to "Foothills County"

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

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

What happens after my appeal is submitted?

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

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

More information

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

Phone: 403-652-2341

Email: appeals@FoothillsCountyAB.ca