

**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

September 25, 2026

Murray Ingstrup & Ingrid Rozema

Foothills, AB T1S 2Y6

Dear Sir/Madam:

**Re: Development Permit Application 26D 229
Ptn: SW 14-21-3 W5M; Plan 9612664, Lot 3
Relaxation of Setbacks to Proposed Structure**

Your development permit application for the above-noted operation has been refused for the attached reasons.

Please be advised that you have the right to appeal this decision to the Development Appeal Board. If you were to appeal the above decision, the Development Appeal Board would base their decision on an appeal hearing which would be open to the applicant and to any landowners within at least one-half mile who have concerns about the proposed development. **Please note that there is an appeal fee of \$575.00.**

You can submit your Appeal notices to the Secretary of the Development Appeal Board, at the above noted address. Notices of Appeal, including payment of the appeal fee are to be received **no later than October 19, 2026**. Notices of Appeal received after the 21-day notification period will be invalid. If you choose to submit an appeal, please complete the enclosed 'Notice of Development Appeal' form and mail, drop off, email to appeals@foothillscountyab.ca or fax to 403-652-7880. We will notify you when your appeal is received.

Should you have any further questions or concerns, please contact the undersigned at the above address and telephone number.

**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/as
Encl.



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: 600.00 Application No: 26D 229
 Receipt No.: 463238 Tax Roll No: 2103142540
 Date Received: July 15, 2026 Date Deemed Complete: Aug 4 2026

PART 1 APPLICANT/AGENT INFORMATION

Applicant's Name: Murray Ingstrup and Ingrid Rozema
 Email: [REDACTED]
 Applicant's Mailing Address: [REDACTED] Foothills, AB, T1S 2Y6
 Telephone: [REDACTED]
 Legal Land Description: Plan 961 2664, Block 0, Lot 3, LSD [REDACTED],
 Quarter SW, Section 14, Township 21, Range 3, West of the 5 Meridian.
 Registered Owner of Land: Murray Ingstrup and Ingrid Rozema
 Registered Owner Mailing Address: [REDACTED]
 Email: [REDACTED] Telephone: [REDACTED]
 Interest of Applicant if not owner of site: _____

PART 2 PROPOSED DEVELOPMENT

I/We hereby make application in accordance with the plans and supporting information submitted herewith. (which forms part of this application). Please give a brief description of the proposed development, including name of development where applicable.

Please see the attached plans, sketches, and recent site survey. We would like to construct a 9'5" X 13'9" deck extension, and a 18'1" x 12'7" sunroom addition on the south facing side of the residence. In order for this development to take place we would be looking to obtain a relaxation of the 15m setback for both the existing decks, and proposed deck/sunroom extensions on the SW side of the residence. We have received verbal approval from the neighboring resident along that particular property line to construct inside the setback.

~~In addition, we are looking for permission to allow for existing accessory buildings that exceed what is allowed under Section 4.2.7.1 of the land use bylaw to remain.~~

PART 3 SITE INFORMATION

Area Of Lot: (In Acres Or Hectares) 5.04 Acres

Size Of Proposed Building: see attached drawings Height: _____

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

Utilities Presently On Site: Power, gas

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

Utilities Proposed: Upgrade to existing electrical service from 100Amp to 200Amp service

Other Land Involved In Application: None

DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection and use of this information, please contact the FOIP Coordinator at 403-652-2341.

PART 4 DEVELOPMENT

Specify other supporting material attached that forms part of this application. (e.g., Site Plan, Plot Plan, Architectural Drawings, etc.):

Please see attached drawings and recent survey

Estimated Date of Commencement: ASAP Estimated Date of Completion: 2 months

I, Murray Ingstrup and Ingrid Rozema

hereby certify that I am:

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

Date: 2026.07.15

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.

2026.07.15

Date


Murray Ingstrup

2026.07.15


Ingrid Rozema

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.

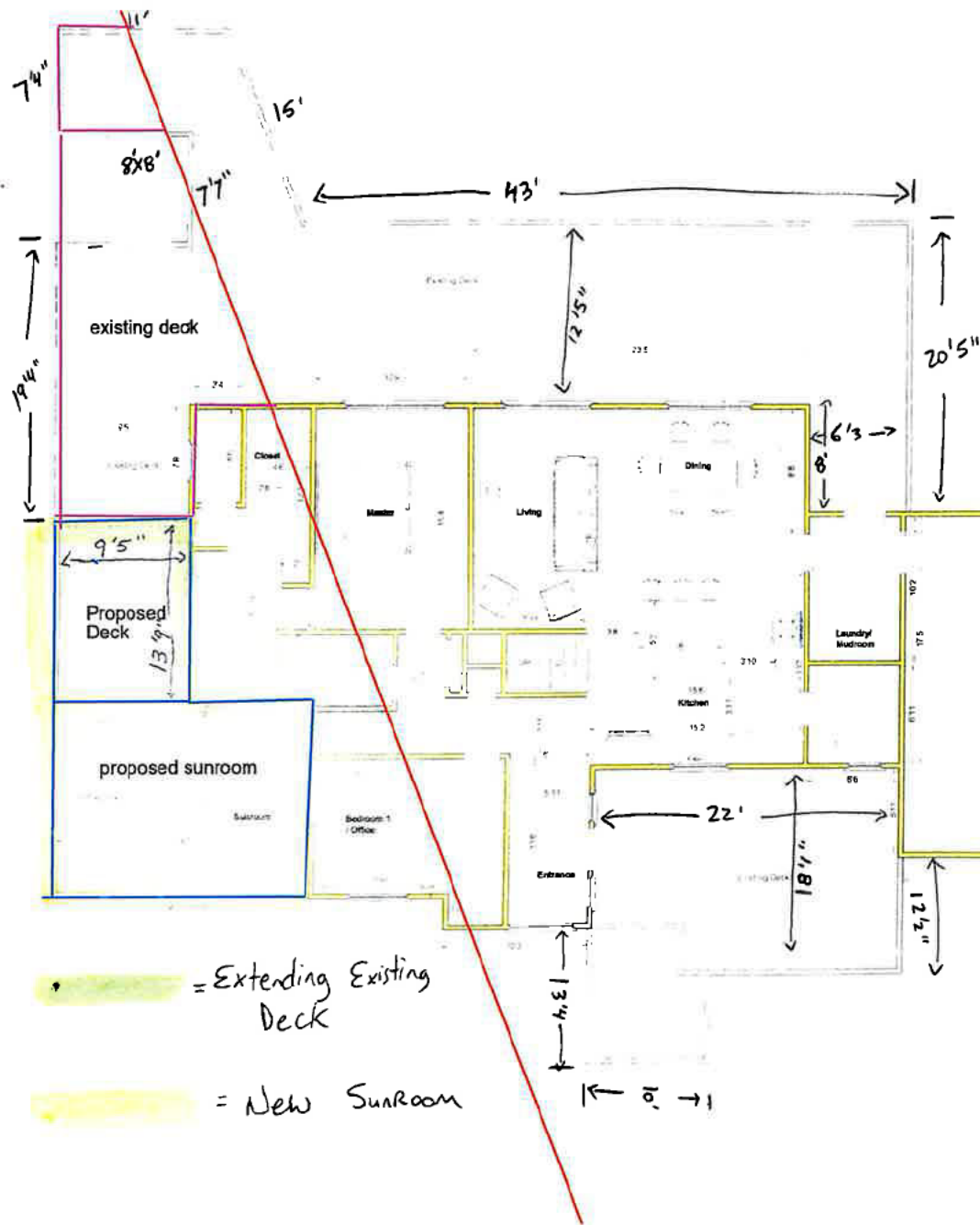
[illegible]

FILE: 2026-1468 Drawn by: P.C

W PANG SURVEYS INC.
805, 10201 Southport Road S.W.
Calgary, AB T2W 4X9
TEL: 242-8040
info@wpangsurveys.com
FILE: 2026-1468

Drawn by: P.C.





- existing deck inside setback
- proposed deck and sunroom inside setback
- Setback line

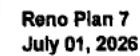
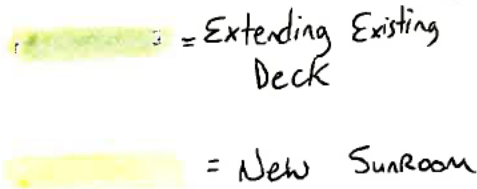
= Extending Existing Deck

= New SunRoom



Ingrid & Murray Rozema
Foothills

Reno Plan 7
July 01, 2026



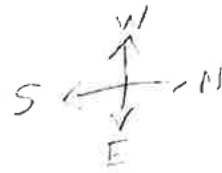
Floor PLAN

Continue
Deck & Rail
over from Existing

Clear

New Porch

Existing House



38'w
x
80'4

32' x 80'

2nd
Floor

Refr: stick frame to match house
24" O.C. S/12
to match existing
over gutter
2-6 Corby Joist w/ Guard

25'

18'±

Sunroom
18' x 12' - 204 SF

Wardair
Regency F1500
By: Heath & Sons
By: CP

28' x 28' x 105'±
typical

28' w
x
80'±

32' w
x
80'±

32' w
x
80'±

32' w
x
80'±

Clear
Glass

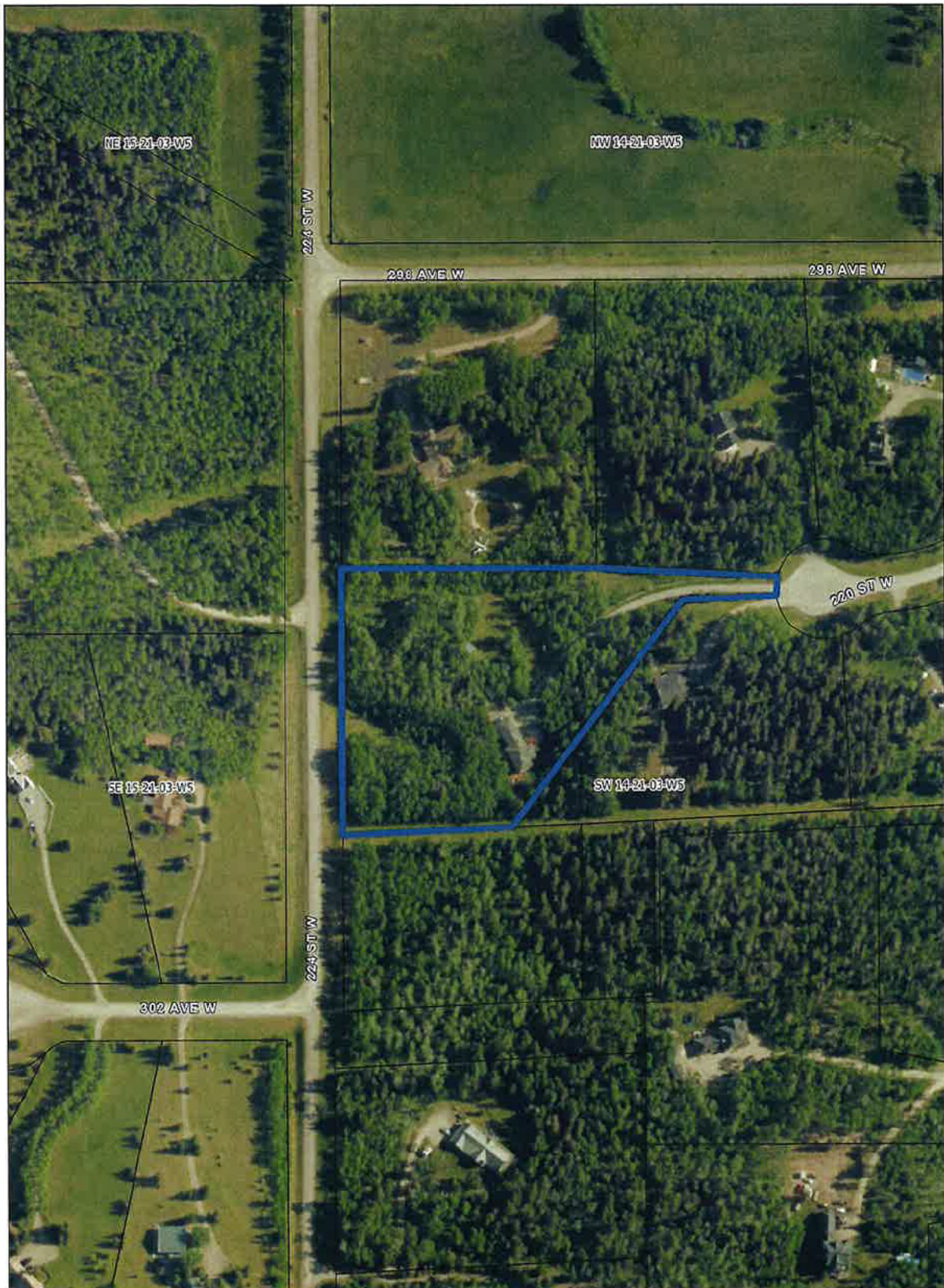
Clear
Glass

Clear
Glass

Clear
Glass

- 2x4 walls
- insulation
- Downspout + trim
- Hardie exterior

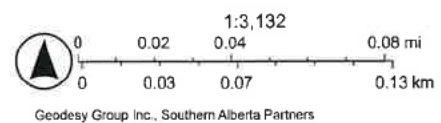
SW 14-21-3 W5M; Plan 9612664, Lot 3



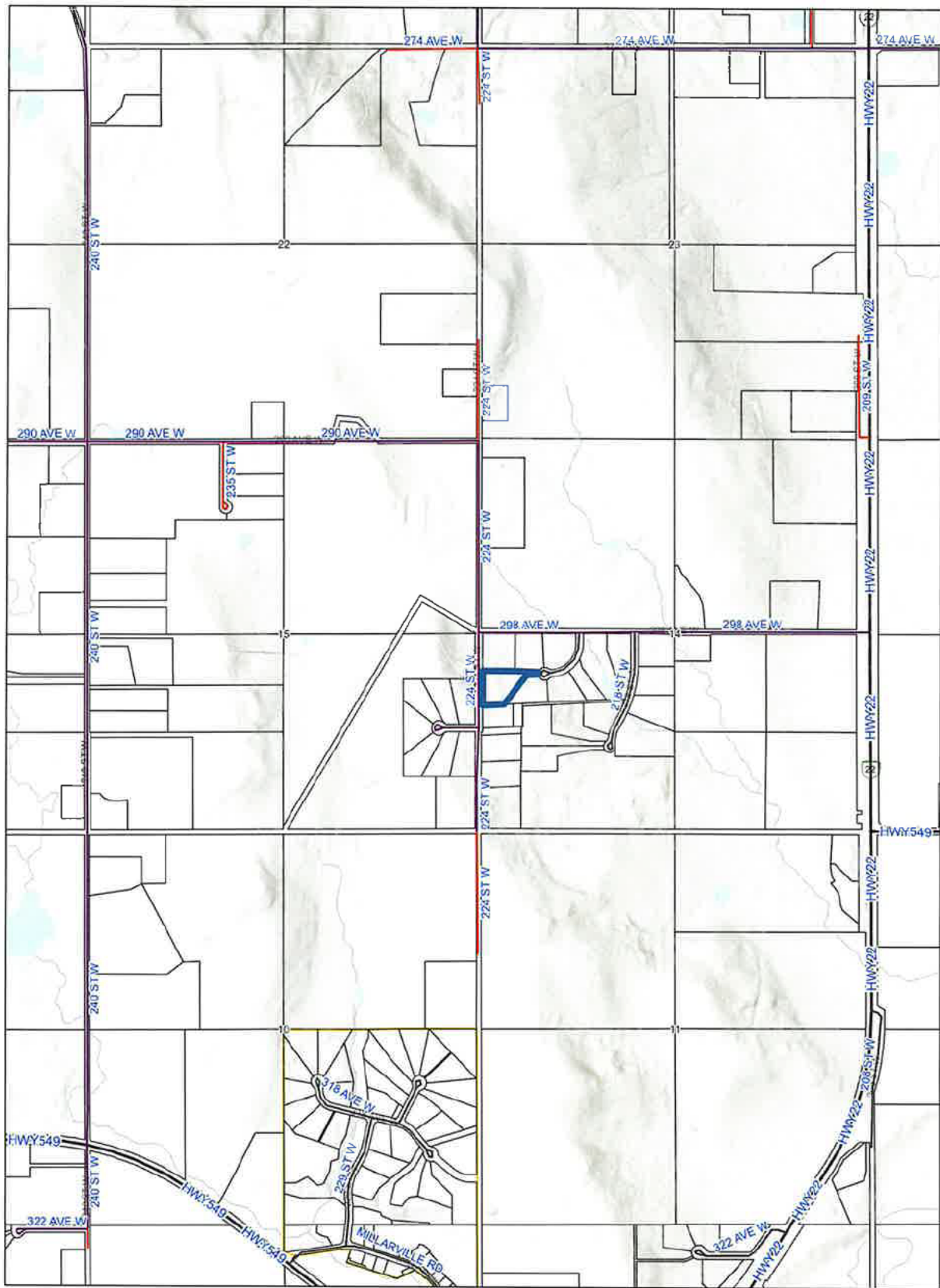
2026-08-04, 1:59:21 p.m.

- ☐ Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

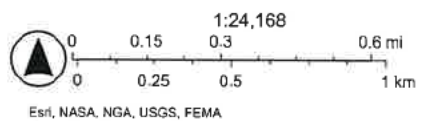


SW 14-21-3 W5M; Plan 9612664, Lot 3



2026-08-04, 2:03:19 p.m.

- | | | |
|-----------------------------|---------|-----------------|
| Roads | Highway | Townships |
| Gravel | Parcels | World_Hillshade |
| Chips Seal / Oil Settlement | | |
| Pavement | Hamlet | |





LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0026 935 214 9612664;;3

TITLE NUMBER
041 447 124

LEGAL DESCRIPTION
PLAN 9612664
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.04 HECTARES (5.04 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;21;14;SW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 971 113 003

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
041 447 124	24/11/2004	TRANSFER OF LAND	\$402,400	CASH & MORTGAGE

OWNERS

MURRAY RICHARD INGSTRUP

AND
INGRID JOY ROZEMA
BOTH OF:

FOOTHILLS

ALBERTA T1S 2Y6

AS JOINT TENANTS

(DATA UPDATED BY: CHANGE OF ADDRESS 261211008)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
741 040 248	02/05/1974	CAVEAT RE : SEE CAVEAT CAVEATOR - THE MEOTA GAS CO-OPERATIVE ASSOC. LTD. PRIDDIS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
041 447 124

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T0L1W0

971 006 571 07/01/1997 RESTRICTIVE COVENANT
971 156 441 02/06/1997 UTILITY RIGHT OF WAY
GRANTEE - MEOTA GAS CO-OP LIMITED.
261 097 933 28/03/2026 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - ROYAL BANK OF CANADA.
10 YORK MILLS ROAD
3RD FLOOR
TORONTO
ONTARIO M2P0A2
AGENT - CHADY GUILLEN

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF AUGUST,
2026 AT 02:04 P.M.

ORDER NUMBER: 57980379

CUSTOMER FILE NUMBER: SLP_Planning



END OF CERTIFICATE

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

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

DEVELOPMENT PERMIT CIRCULATION
MEMORANDUM

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

File Number: 26D 229

Date: 14-Aug-2026

Landowner: Murray Ingstrup & Ingrid Rozema **Agent:** _____

Legal Land Description: SW 14-21-3 W5M; Plan 9612664, Lot 3

Parcel Size: 5.04 Acre

Proposal: Relaxation of Setbacks for a Proposed Dwelling Addition and Variance to the Maximum Allowable Accessory Buildings

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

Notes: _____



PLANNING & DEVELOPMENT CIRCULATION
PUBLIC WORKS DEPARTMENT – CIRCULATION RESPONSE

FILE NUMBER: 26D 229	LANDOWNER: Murray & Rozema Ingstrup
FILE MANAGER: Stace3y	AGENT:
CURRENT LAND USE: CR	PROPOSED LAND USE:
LEGAL DESCRIPTION: SW 14-21-3 W5M Plan 9612664, Lot 3	
MUNICIPAL ADDRESS:	
ROLL NUMBER: 2103142540	
DATE REFERRED: 2026-08-13	
PROPOSAL: Relaxation of setbacks to proposed addition, and variance to the maximum number of accessory buildings.	

PROPOSAL INFORMATION:

Development Permit

☐ Internal Road Proposed:

☐ Construction on Road Allowance Proposed:

☐ Approaches exist on:

▪ Other:

Information pertaining to roads on side of the subject lands:

Servicing Comments or Review required:

▪ Other:

☐ Road Widening -

OTHER COMMENTS:

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

[IF CRA parcel] The CRA reports can be found here: [Copy G:drive pathway here]

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: <input type="text"/> | ☐ 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:

N/A

RECOMMENDATIONS REGARDING INFRASTRUCTURE:

No comments or concerns.

ROAD REQUIREMENTS / LIMITATIONS:

- ☐ Road Ban on road

☐ Load Restricted Bridge

☐ Road Use Agreement Required

☒ Yes

☐ Yes

☐ Yes

☐ No

☒ No

☒ No

Road comments and requirements:

90% ban on 220 St W, and 100% ban on 298 Ave W

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

☐ Yes* ☒ No

*If Yes – Number of Pages: _____

Date Reviewed: 2026-09-02

Reviewer: Kallum Umscheid

Signature: 

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: August 14, 2026 10:58 AM
To: Kurtis Dyck; admin@meotagas.com
Cc: Stacey Kotlar
Subject: Circulation Package for Development Permit 26D 229, Please reply by September 14, 2026
Attachments: 26D 229 Circ-Pkg.pdf

Good morning ,

Find attached our circulation for development permit 26D 229. Please review and respond **prior to September 14, 2026.**

Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca .

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880



W. www.foothillscountyab.ca

Alison Schori

From: FC_Planning <Planning@Foothillscountyab.ca>
Sent: August 14, 2026 10:58 AM
To: Dev PWRev
Cc: Stacey Kotlar
Subject: Circulation Package for Development Permit 26D 229, Please reply by September 14, 2026
Attachments: PW Referral 26D 229.pdf; 26D 229 Circ-Pkg.pdf

Good morning ,

Find attached our circulation for development permit 26D 229. Please review and respond **prior to September 14, 2026.**

Should you have any questions or comments, please direct them to **Stacey Kotlar** at Stacey.Kotlar@foothillscountyab.ca .

Regards,

**Foothills County
Planning & Development**

FC_Planning@foothillscountyab.ca

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

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



W. www.foothillscountyab.ca

Shelby Peters

From: FC_Planning
Sent: August 4, 2026 2:14 PM
To: [REDACTED]
Cc: Stacey Kotlar
Subject: Notice of Complete Application – Development Permit 26D 229

Good afternoon,

Re: Notice of Complete Application – Development Permit 26D 229
Ptn: SW 14-21-3 W5M; Plan 9612664, Lot 3
Relaxation of Setbacks for a Proposed Dwelling Addition and Variance to the Maximum Allowable Accessory Buildings

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of August 4, 2026.

Please note, this is not an approval of your permit, but indicates that your application has been accepted by the County and will now proceed to the next stages of the development permit process.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Stacey Kotlar** at stacey.kotlar@foothillscountyab.ca.

Regards,

Foothills County
Planning & Development

FC_Planning@foothillscountyab.ca
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7
P. (403) 652-2341 | F. (403) 652-7880

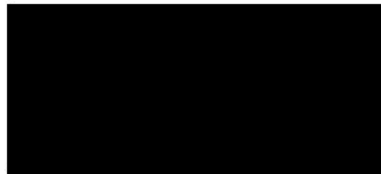


W. www.foothillscountyab.ca

If no wells are listed on-site:

I, Murray Ingstrup and Ingrid Rozema being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of SW 14-21-03-W5, Plan 9612664, Lot 3
(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.



Murray Ingstrup



Ingrid Rozema

Owner/Agent

DATED: this 15 day of July, 2026.

OR

If wells are listed on-site:

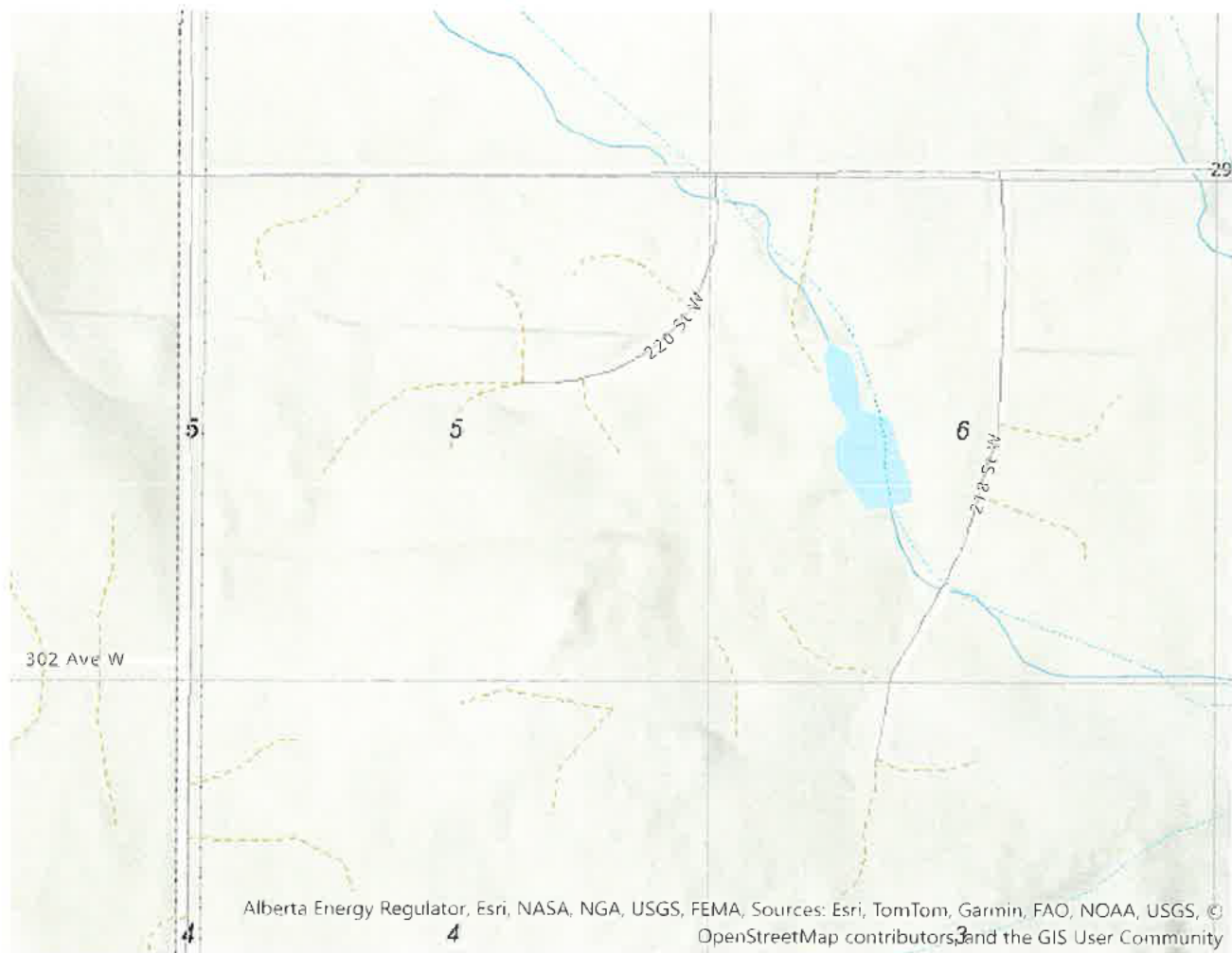
I, _____ being the registered
Owner(s) or agents acting on behalf of the registered owner(s)
of _____
(Legal Description)

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.***



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

PLAN 921 0316

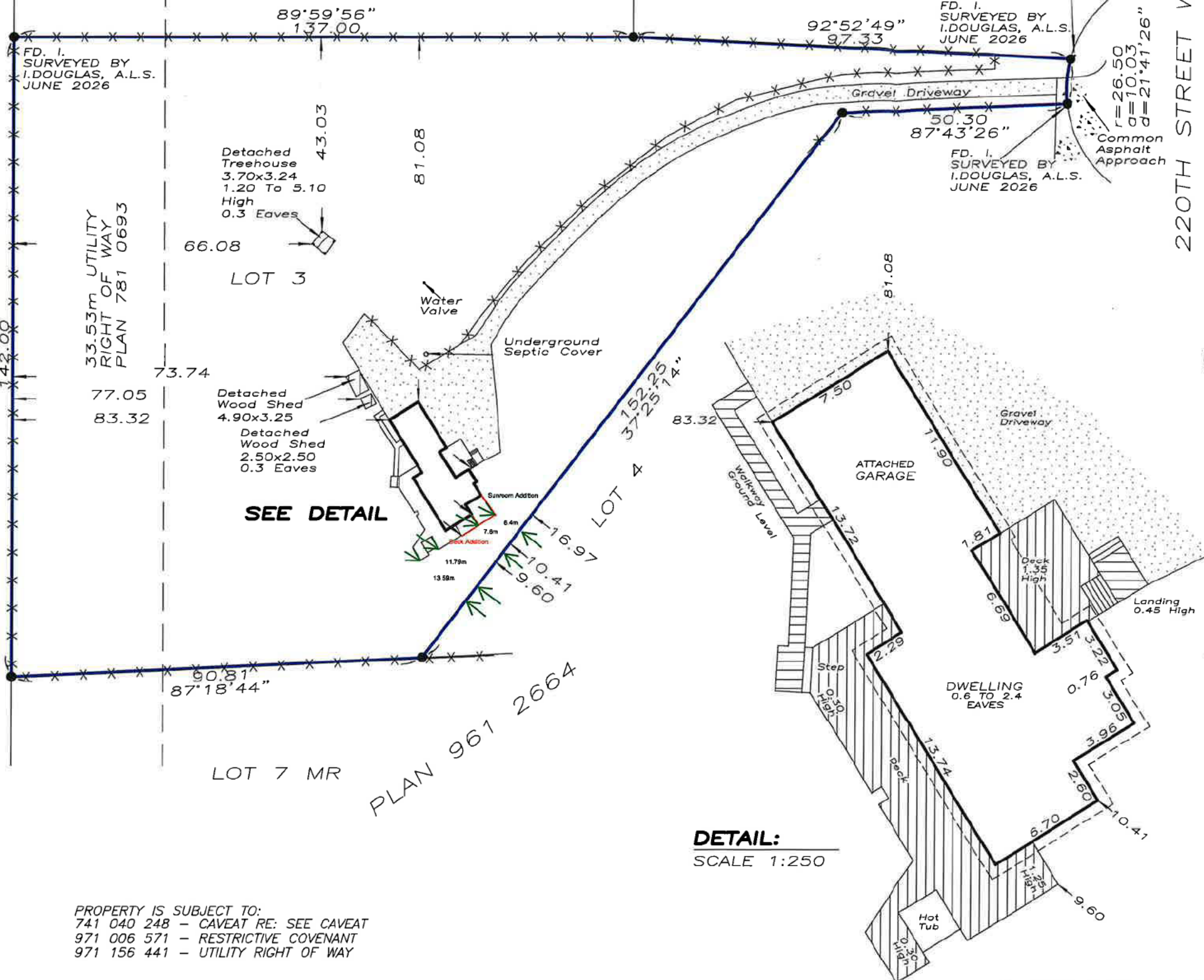
PLAN 961 2664

LOT 1

LOT 2

ROAD ALLOWANCE ASSUMED (224TH STREET WEST)

220TH STREET WEST



SEE DETAIL

DETAIL:

SCALE 1:250

PROPERTY IS SUBJECT TO:
741 040 248 - CAVEAT RE: SEE CAVEAT
971 006 571 - RESTRICTIVE COVENANT
971 156 441 - UTILITY RIGHT OF WAY

The owner is responsible for the review of this Real Property Report and to report any discrepancies or omissions within 3 months of the issuance of this report to the surveyor. Failure to report the discrepancies relieves W. Pang Surveys Inc. of any future liabilities or claims.

Note: For subsequent real estate transactions, the vendor is encouraged to obtain an up to date Real Property Report from W. Pang Surveys Inc. to limit potential future liability, especially in the case that a Statutory Declaration was used for the Real Estate transaction. W. Pang Surveys Inc. will not be held responsible for any error or omissions if an updated Real Property Report is not used for the Real Estate transaction.

The following items may not be shown on the RPR:
- Detached sheds that are less than 10 sq.m.
- Retaining walls or interior fences that do not define the property line
- Hot tubs
- Patios less than 0.60m in height
- Planters, garden borders and ground level landscaping features
- Items that in the opinion of the surveyor do not substantially increase the value of the property

LEGAL DESCRIPTION :

LOT 3

PLAN 961 2664

CLIENT : INGSTRUP/ROZEMA (the "Client")

CIVIC ADDRESS :

FOOTHILLS COUNTY, ALBERTA

Date of Title Search : JUNE 4 ,2026 ; Title No. 041 447 124

Date of Survey : JUNE 16 ,2026.

CERTIFICATION :

I hereby certify that this Report 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, registered easements and right-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 right-of-way affecting the extent of the property.

LEGEND :

All dimensions are in metres and decimals thereof.

Statutory Iron Post found shown thus : ●

Iron Bar found shown thus : ◆

C.S. denotes counter sunk.

Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of the survey.

Fences are within 1.0 metres of property line unless otherwise noted.

Fences shown thus : —x—x—x—x—x—

Eaves are dimensioned to the fascia line and shown thus : ————

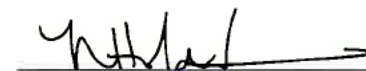
Subject property is outlined thus : —————

PURPOSE :

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents, for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report.

The attached 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.

Dated at Calgary, Alberta
this 19 day of JUNE 2026.


Nina Holdbrook, A.L.S.

(Copyright reserved)

This Report is not valid unless it bears the original signature

or digital signature of an Alberta Land Surveyor and a W. Pang Surveys Inc. permit stamp.

SCALE = 1:1000

0 5 10 15 20 25 30 35 40 45 50m

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FILE: 2026-1468

Drawn by: P.C.

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

Foothills County Land Use Bylaw |

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.

Foothills County Land Use Bylaw |

- 13.1.7.3 Minimum Yard Setbacks Requirements
 - a. Front Yard Setbacks:
 - i. 40m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater;
 - ii. 64m (209.97 ft.) from the centreline of a Municipal Road, Major.
 - iii. 48m (157.48 ft) from the centreline of a Municipal road;
 - iv. 15m (49.21 ft.) from the right of way of an internal subdivision road.
 - b. Side Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
 - c. Rear Yard Setbacks:
 - i. 15m (49.21 ft.) from the property line.
 - d. If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.
 - e. See Section 13.1.8 "Exceptions" for any setbacks exemptions that have been approved by Bylaw.
- 13.1.7.4 Corner Parcel Restrictions:
 - a. In accordance with Section 9.27.9 - 9.27.12.
- 13.1.7.5 Other Minimum Setback Requirements:
 - a. See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.
- 13.1.7.6 Maximum Height of Structures:
 - a. Principal buildings, first vehicle garage, and car ports:
 - i. 12m (39.37 ft.)
 - b. Accessory buildings and arenas:
 - i. 10.67m (35 ft)
 - c. Radio antennas, internet towers and wind turbines:
 - i. 16m (52.49 ft.);
- 13.1.7.7 Minimum habitable area per dwelling
 - a. 100 m² (1,077 sq. ft.)

5.6 VARIANCES

- 5.6.3 The Development Authority may allow with respect to existing development on Residential Community District zoned property, a variance of a side yard setback to a maximum of 25% of the setback required by this Bylaw.
- 5.6.4 The Development Authority may allow with respect to a proposed development, a variance of any yard setback to a maximum of 25% of the setback required by this Bylaw.