



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

May 12, 2021



Dear Sir/Madam:

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

Development Permit Application File#:	21D 053
Legal Description:	NW 21-21-29 W4M
Description:	Intensive Vegetation Operation & Agricultural Processing & Distribution
Applicant/Owner	Township Planning + Design (Applicant) / 1651993 Alberta Ltd. (Owner)
Location:	Located on the south side of Highway 552 & east of the overpass at Highway 2

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 officer decision (attached). Notices of Appeal and payment of the appeal fee are to be received **no later than June 3, 2021**. Notices of Appeal received after the 21-day notification period will be invalid.

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 enclosed '**Notice of Development Appeal**' form and return to the County by email at appeals@FoothillsCountyAB.ca or by fax at 403-652-7880.

The appeal fee will be returned 2 to 3 weeks after the appeal hearing if there is record that the appellant or someone authorized to act on behalf of the appellant was in attendance at the time of the scheduled appeal hearing.

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

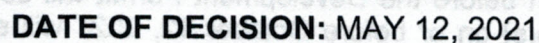
**NOTE: APPEAL SUBMISSION REQUIREMENTS ARE OUTLINED ON THE ENCLOSED
'NOTICE OF DEVELOPMENT APPEAL' FORM**

Yours truly,
FOOTHILLS COUNTY

Original Signed By...

Brenda Bartnik
Development Officer
brenda.bartnik@foothillscountyab.ca
(403) 603-6222

BB/de
Encl.



LEGAL DESCRIPTION: PTN. NW 21-21-29 W4M

PRE-RELEASE CONDITIONS

Pre-release conditions must be complied with before the Development Permit will be signed and issued. Failure to complete the pre-release condition(s) on or before October 12, 2021 will see this approval be 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 compliance deposit in the amount of \$3,000 in order to ensure compliance with the applicable Building and Fire Codes for the proposed occupancy of the development. This security will be refunded at such time that written confirmation for occupancy of the structures is provided by the County's Safety Codes Officer and the Foothills Fire Department's Fire Inspector.

CONDITIONS OF APPROVAL

Please note that the following requirements must be completed within the identified the twenty-four (24) month completion period for this Development Permit unless a time extension is issued under agreement between the Development Authority and the Applicant. Failure to complete the conditions of approval as per the identified dates will see the Development Permit deemed null and void.

1. The applicant shall construct the development in accordance with all conditions of approval and plans that have been acknowledged by the municipality to be appropriate;
2. All necessary building and safety code permits and inspections shall be obtained from the County for the buildings to be used in conjunction with the approved development. Plans shall address the required articles including, but not limited to: access route design, water for fire fighting, emergency lighting and exit lights, means of egress, travel distances, portable fire extinguishers, the posting of a fire safety plan, and washrooms (including barrier free requirements);
3. The applicant shall contact the Foothills Fire Department and obtain all necessary approvals and inspections prior to occupancy. Occupancy of the buildings/any portion thereof, shall not be granted until authorized by the Safety Codes Officer and Fire Inspector. It is the applicant's responsibility to provide proof of such to the Development Authority;
4. An Emergency Response Plan shall be submitted for review and acceptance by the County's Director of Emergency Management;
5. Addressing for the site shall be updated to the satisfaction of the County's GIS/Mapping Services department;
6. The applicant shall obtain a roadside development permit from Alberta Transportation. Proof of such is to be submitted to the Development Authority;
7. 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 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.

1. The development shall be maintained in accordance with all conditions of approval and plans as accepted by the County to be appropriate. Addition to, or revisions to the development and use approved herein may occur only upon obtaining appropriate approvals.
This decision provides approval ONLY for activities authorized by license issued under the IHR, and/or those exempted from Federal licensing and regulation. Activities not included under IHR licensing or exemption, shall not proceed except under benefit of appropriate independent approvals from the County;
2. Development is required to illustrate compliance with the requirements of the applicable Building, Plumbing, Electrical, and Fire Codes at all times;
3. The applicant shall maintain an annual business license with Foothills County;
4. It is the responsibility of the applicant to ensure that the natural drainage on the property is maintained. Alteration to natural drainage may proceed only under the authorization of an approved Development Permit for Lot Grading;
5. Containers for garbage or recycling materials that are located outdoors shall be weatherproof and animal proof and must be fully screened from adjacent lands. Waste materials shall be disposed of in compliance with local requirements and those regulations and guidelines as put forth by the provincial authorities having jurisdiction;
6. Buildings and structure use in conjunction with these operations shall not exceed a height of 10.67m (35 ft.);
7. All loading areas and laneways must be kept free of all debris, materials and/or equipment. It is the applicant's responsibility to ensure that access for fire department apparatus is provided for at all times;

8. All installation(s) of exterior lighting shall adhere to the guidelines and technical specifications as outlined within the Foothills Dark Sky Bylaw;
9. Signage has not been considered under this approval. Any installation of signage shall proceed only under the approval of an independent application for Development Permit;
10. The issuance of a Development Permit from the County does not relieve the applicant of the responsibility of complying with all other relevant municipal bylaws and requirements, nor excuse violation of any provincial or federal regulation or act which may affect use of the land.
This includes, but is not limited to:
 - The cultivation and processing of Industrial Hemp at this location may occur only at such time that appropriate authorization has been provided by the Federal authority having jurisdiction.
 - All required licensing and approvals shall be obtained from Alberta Environment and Parks, including, but not limited to: licensing for water use, and approval for any activities that encroach within the setback area to the recurring stream that exists on site;
11. It is the applicant's responsibility to provide notification to the Development Authority upon completion of the development.

Notes:

1. *Contravention of any of the above conditions and/or requirements will result in this permit being considered null and void.*
2. *Notification of this decision will be advertised in two issues of the Western Wheel and circulated to area landowners (according to County Records at this time) within the subject ¼ section. Development Permit Notices can also be viewed on the County's website, www.foothillscountyab.ca.*
3. *This Development Permit shall thereafter be null and void if the development or use is abandoned for a period of six months.*
4. *The conditions and requirements of this Development Permit must be met and adhered to at all times. Fines and/or Enforcement action may occur if operating outside of the Development Permit.*



Notice of Development 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

SEND NOTICE OF APPEAL AND APPEAL FEE VIA:

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

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

For more information contact SDAB Clerk at: 403-652-2341 or appeals@FoothillsCountyAB.ca

Office Use Only
Appeal Received:

A notice for development appeal under section 686 of the Municipal Government Act should contain the following information and must be filed with the SDAB within 21 days after the date of the decision of the development authority or deemed refusal by the development authority in accordance with section 684.

THE APPEAL FEE MUST ACCOMPANY THE NOTICE OF DEVELOPMENT APPEAL FORM.

DEVELOPMENT APPEAL	Fee
Appeal by Landowner or Affected Party (fee to be refunded if appellant appears before SDAB)	\$100
Appeal on application that is not within the Development Officer's discretion	\$575
Appeal on Stop Order	\$575

SITE INFORMATION FOR PROPERTY UNDER APPEAL

Development Permit Number:

Legal Land Description:

Plan Lot Block **AND/OR** Quarter Section Township Range Meridian

APPELLANT INFORMATION (e.g. Landowner or Affected Party)

Name of Appellant(s):

Mailing Address:

Town/City/Village:

Province:

Postal Code:

Home/Cell Phone:

Business Phone:

I consent to receive documents by email: ☐ Yes ☐ No Email Address:

Legal Land Description:

Plan Lot Block **AND/OR** Quarter Section Township Range Meridian

AGENT INFORMATION AND CERTIFICATION (complete section only if applicable)

Name of Organization:

Contact Name:

I consent to receive documents by email: ☐ Yes ☐ No Email Address:

Phone (daytime):

Mailing Address:

Town/City/Village:

Province:

Postal Code:

I (We) _____ hereby authorize _____
to act on my (our) behalf on matters pertaining to this application for subdivision.

Signature of Appellant(s)

Date

Signature of Appellant(s)

Date

DECISION OF DEVELOPMENT AUTHORITY

Date of Decision (Y/M/D) _____/_____/_____

Copy of Development Authority Decision Attached ☐ YES ☐ NO

TURN OVER AND COMPLETE REVERSE SIDE

REASONS FOR APPEAL (attach separate page(s) if required)

All development 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.

☐ **APPROVAL** - Why do you disagree with the Approval or what Conditions of Approval do you disagree with and why?

OR

☐ **REFUSAL** - Why do you think your development application should be approved?

OR

☐ **STOP ORDER**

This information is being collected for the Subdivision and Development Appeal Board of Foothills County and will be used to process your appeal and to create a public record of the appeal hearing. This information is collected in accordance with Section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions regarding the collection or use of this information, contact the FOIP Coordinator at (403) 652-2341.

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

Date

Upon receipt of your Notice of Appeal and payment of the required appeal fee, an SDAB hearing date will be set within 30 days. You and the landowners who are adjacent to the property under appeal will receive by ordinary mail, a Written Notice of the date and time of the appeal Hearing.

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

PAYMENT OF APPEAL FEE

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

CREDIT CARD INFORMATION

Card type: ☐ Visa ☐ Master Card ☐ American Express

Name as it appears on Card:

Card Number:

Date of Expiry:

CVC:

Authorization: I authorize Foothills County to charge \$

to my credit card.

Signature of Card Holder:

Date:

FOR OFFICE USE ONLY

Authorized By:

Date:

Receipt #: