

County of Forty Mile No. 8

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

October 22, 2026

2:00 p.m.

Hearing No. DP2026-83MPC

Appellant / Applicant: Ashley Lazar

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Notice of Appeal with Reasons
- D. Notice of Decision DP2026-83MPC dated September 2, 2026
- E. Draft Minutes of September 2, 2026 MPC Meeting
- F. DP2026-83MPC Staff Report from September 2, 2026 MPC Meeting Agenda
- G. Development Permit Application 2026-83MPC
- H. Lot D13 email thread (correspondence between County and Appellant)
- I. Excerpts from County of Forty Mile No. 8 Land Use By-Law No. 10-2009

COUNTY OF FORTY MILE NO. 8

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Development Permit Application No. 2026-83MPC

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

**Municipal Planning Commission of the County of Forty Mile No. 8
with respect to Development Permit Application No. 2026-83MPC**

APPELLANT / APPLICANT: Ashley Lazar

LEGAL DESCRIPTION: Lot 13, Block D (Lease Lot), 40 Mile Park
Within SE¼ 28-8-11-W4M

PROPOSAL: To allow an existing 16 ft × 36 ft (4.88 m × 10.97 m) enclosed deck with a roof 13 ft (3.96 m) in height, a shower shed and two sheds, all accessory to a recreational trailer.

DECISION: REFUSED

PLACE OF HEARING: County of Forty Mile No. 8 Administration Building
Council Chambers
113072 Highway 61
Foremost, Alberta T0K 0X0

DATE OF HEARING: **October 22nd, 2026**

TIME OF HEARING: **2:00 p.m.**

PROCEDURES PRIOR TO THE HEARING FOR 2026-83MPC:

1. **Provide Written Submissions** - The Appeal Board is encouraging all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format. Please contact the Clerk with your written submissions which will be accepted until **4:00 p.m. October 21, 2026**.

EMAIL: steveharty@orrsc.com

MAIL: **Steve Harty, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information/documents to the hearing for submission you are required to supply 12 print copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at www.orrsc.com.

DATE: October 8, 2026



Steve Harty, Board Clerk
Subdivision & Development Appeal Board

The map displays a complex arrangement of land parcels and easements. At the top, a section is labeled "NE28 8-11-4". To its right is "NW27 8-11-4". Below these are "SE28 8-11-4" and "SW28 8-11-4". On the far left, another "SW28 8-11-4" is indicated. At the bottom, a portion of "NE21 8-11-4" is visible. A central area is labeled "LOT D13" with an arrow pointing to a specific parcel. To the right of this lot is a large area labeled "SE28 8-11-4". Further right, there are labels for "MAINTENANCE & OPERATION R/W 7109HX" and "ROADWAY". A "CANAL R/W IRR1447GX" is shown at the bottom center. A "WATERLINE R/W 711228" is located near the bottom right. Other labels include "1524IX", "267DBZ", and "7531GX CANAL R/W".

October 2, 2009

October 2, 2022
N:Forty-Mile-County-Forty-Mile-Projects\Forty Mile Location Sketch - Lot D13 Within SE28-8-11-4.dwg

**COUNTY OF FORTY MILE NO. 8
CHINOOK INTERMUNICIPAL
SUBDIVISION & DEVELOPMENT APPEAL BOARD**

Development Permit No. 2026-83MPC

List of Persons Notified

Municipality:

County of Forty Mile CAO
County of Forty Mile Development Officer
ORRSC Planner, Bonnie Brunner

SDAB Members:

Kim Jensen
Doug Domolewski
Karla Mather-Cox

Appellant / Applicant:

Ashley Lazar

Other Persons Notified:

Phyllis Jensen (Land Administration, SMRID)

Tracy Harrison

Casey Gouw

Jack and Deborah French

Trevor French

Christopher French

Amber Miller

Stan & Pat Wessner

Tammie-Lynn Bolton

Ron & Bobbi Lee Hunt

Tammie-Lynn Bolton

Mark & Brenda Gray

Paul Edmundson

Methodius & Donna Rodych

Claig & Doris Herter

Randy & Wendy Heidinger

Darren & Angela Naugler

James Miller

Terry Stickel

Adam & Denise Reiling

Velvet Reiling

Gordon & Cheryl Specht

Bill & Sandra Schwab

Kelly & Lynne Fisk

Mark and Carol Fandrich

From: ASHLEY LAZAR [REDACTED]
Sent: September 23, 2026 12:41 PM
To: Info <Info@Fortymile.ab.ca>
Subject: Chinook Inter-Municipal Subdivision and Development Appeal Board

Please copy me when sending to Chinook

Appeal of Development Permit Refusal – DP 2026-83MPC

To: Secretary, Chinook Inter-Municipal Subdivision and Development Appeal Board
#113072 Hwy #61 PO Box 160 Foremost, AB T0K 0X0 Fax: (403) 867-2242

From: Ashley Lazar [REDACTED]

Property: Lot 13 Block D Plan 40 Mile Park

Date: September 23, 2026

Re: Appeal of MPC Refusal – Development Permit 2026-83MPC

Dear Secretary,

I am submitting this formal appeal of the Municipal Planning Commission's decision dated **September 2, 2026**, refusing Development Permit **2026-83MPC** for my property at **Lot 13 Block D Plan 40 Mile Park**.

The refusal cites Section 69(7)(f) of Land Use Bylaw 10/2009, which states:

"If a roof is constructed over a deck, it must be no higher than the main part of the trailer or motor home. Only a single slope roof will be allowed, and it must drain away from the unit."

I respectfully request that the Subdivision and Development Appeal Board overturn this decision for the following reasons.

Grounds for Appeal

1. The proposed roof height fully complies with Section 69(7)(f)

The bylaw requires that a deck roof **must not exceed the height of the main part of the trailer**. My measurements clearly demonstrate compliance:

- **Height of trailer (to top of A/C unit): 13 ft**
- **Height of proposed deck roof: 13 ft**

The roof is **not higher** than the trailer. It matches the trailer's highest point exactly, satisfying the bylaw's height requirement.

2. The roof uses a single slope designed specifically for proper drainage

The roof is engineered with a **single slope that drains away from the trailer**, exactly as required by the bylaw. This slope is essential for:

- Preventing water from pooling near the trailer wall
- Directing runoff safely away from the unit
- Reducing snow load accumulation
- Protecting the trailer's exterior from long-term moisture exposure

This design is not only compliant — it is necessary for safe and responsible construction.

3. The roof prevents moisture damage to the trailer

Without a properly sloped protective roof, the trailer is exposed to:

- Rainwater running directly down the trailer walls
- Snow buildup against the trailer structure
- Ice damming
- Accelerated wear on seals and siding.
- Increased risk of rot or mold at connection points

The proposed roof height and slope are essential to prevent moisture damage and extend the life of the trailer. This aligns with the intent of the bylaw: safe, functional, and unobtrusive structures.

4. The MPC declined a variance despite full compliance

The refusal letter states:

“The Municipal Planning Commission did not allow a variance to this regulation.”

However, the design **does not require a variance**, because it already meets both the height and slope requirements. The refusal appears to be based on an incorrect interpretation of the measurements.

5. The development poses no negative impact on neighboring lots

The roof height is modest, visually consistent with surrounding units, and does not obstruct sightlines or create drainage issues. It improves safety, weather protection, and structural integrity without altering the character of the park.

6. Comparable structures exist within 40 Mile Park

Several lots have deck roofs equal to or higher than their trailer height. My proposed structure is consistent with the established appearance of the area and does not introduce anything unusual or incompatible.

Request to the Board

I respectfully request that the Appeal Board:

1. **Overturn the MPC's refusal**, and
2. **Approve Development Permit 2026-83MPC**, as the proposed roof height and slope comply with Section 69(7)(f).

Alternatively, if the Board determines a variance is required, I request that a **variance be granted**, as the development is safe, compliant in intent, and necessary to prevent moisture damage and ensure proper drainage.

Enclosures

- Copy of MPC refusal letter dated September 2, 2026
- Appeal fee
- Roof plans and measurements

Thank you for your consideration.

Regards,

Ashley Lazar

[REDACTED]
[REDACTED]
[REDACTED]



County of Forty Mile No. 8

September 2, 2026

Ashley Lazar

Location: Lot 13 Block D Plan 40 Mile Park

Notice of Municipal Planning Commission Decision

Development Permit 2026-83MPC

Your development permit application was reviewed by the Municipal Planning Commission (MPC) on September 2, 2026. **The decision of the MPC was to REFUSE the Development Permit Application.** The reason for refusal is:

The application does not comply with Section 69 (7)(f) of the current County of Forty Mile Land Use Bylaw 10/2009 which states: If a roof is constructed over a deck, it must be no higher than the main part of the trailer or motor home. Only a single slope roof will be allowed, and it must drain away from the unit.

The Municipal Planning Commission did not allow a variance to this regulation.

Right to Appeal

The Municipal Government Act provides that the person applying for a development permit, or any person affected by the decision of the development authority may appeal the decision **within 21 days after the date on which the written decision is given, to the Applicable Appeal Board. An appeal to the decision may be made to the Secretary of the Chinook Inter-Municipal Subdivision and Development Appeal Board**

The appeal must be forwarded in writing (accompanied by the \$500 appeal fee - \$250 refundable if the appeal is successful), stating the reasons for the appeal and may be directed by fax, mail, or delivered personally to the County of Forty Mile No 8 to be received not later than 21 days of the Notice of Decision

Chinook Inter-Municipal Subdivision and Development Appeal Board
#113072 Hwy #61
PO Box 160 Foremost, AB T0K 0X0
Fax: (403) 867-2242

Please contact the undersigned if you have any questions.

Sincerely,

SHELLEY MCKINLEY
DEVELOPMENT OFFICER

County of Forty Mile No. 8

Meeting Minutes

September 2, 2026 - Working Copy of Municipal Planning Commission - 10:00 AM

1. Meeting Called To Order

Chairperson Chantel Timmons called the September 2, 2026 Municipal Planning Commission meeting to order at 9:57 A.M.

2. Amendments to the Agenda

Resolution No: 2026/316

Moved By: Don Drake

None

Carried

3. Confirmation of Minutes

Resolution No: 2026/317

Moved By: Tammy Reimer

MOVED that the minutes of the Municipal Planning Commission held on August 5, 2026, be approved, with the addition of Eric Vallee - Position.

Carried

4. Business Arising From Minutes

None

5. Development Officer's Report

6. 10:20 A.M. Delegation - Lusha Potrovski

7. Development Applications

7.1 Development Application 2026-82

Resolution No: 2026/318

Moved By: Eric Vallee

Moved that the Municipal Planning Commission approve the development 2026- 82 with conditions and setback variance.

Carried

7.2 Development Application 2026-76

Resolution No: 2026/319

Moved By: Eric Vallee

That the Planning Commission approve the development 2026-76 with the attached conditions, changing condition 2B to state Personal Household Use only.

Carried

7.3 Development Application 2026-83

Resolution No: 2026/320

Moved By: Don Drake

Moved that the Municipal Planning Commission refuse the development 2026- 83 doesn't comply with bylaw and MPC not ready to grant variance.

Carried

7.4 Development Application 2026-77

Resolution No: 2026/321

Moved By: Tammy Reimer

Moved that the Municipal Planning Commission approve the development 2026- 77 with conditions and temporary use of the RV until Sept 2027 is allowed. The exterior is to be finished and to match the dwelling.

Carried

7.5 Development Application 2026-81

Resolution No: 2026/322

Moved By: Tammy Reimer

Moved that the Municipal Planning Commission not approve the development 2026-81 due to insufficient information to render a decision.

Carried

8. Next Meeting Date

Resolution No: 2026/323

Moved By: Eric Vallee

Next meeting date will be October 7, 2026.

9. Adjournment

Resolution No: 2026/324

Moved By: Don Drake

Meeting adjourned at 11:30 A.M.

Chairman

Recording Secretary



File No. 2026-83

County of Forty Mile No. 8

MPC Request for Decision

Subject: Oversized Deck Roof	Date of Agenda: 2026-09-02
Prepared By: Shelley McKinley	
Attachments: Application, Site Plan, Pictures	

Topic:

Ashely Lazar
Lots 13, Block D Plan 40 Mile Park
Proposed Use: Enclosed Deck, Shed(s)
LUB 10/2009 Zoning: Recreational Residential 2
Proposed use would be a Permitted Use as per Section 68 (1) (a) Accessory Buildings & Uses

Background:

The County is in receipt of an application for a Development Permit on the above noted parcel for a enclosed deck and 4'x 7' shower shed and 2 additional sheds. The enclosed deck roof is higher than the trailer. The 10'x10' shed does not meet setbacks. All work on site has been completed without a valid permit and a complaint has been made in regards to the enclosed deck.

Options:

1. That the MUNICIPAL PLANNING COMMISSION approve a development permit on the above noted parcel for the requested development, subject to conditions.
2. That the MUNICIPAL PLANNING COMMISSION refuse a development permit on the above noted parcel for the requested development due to valid objections.
3. That the MUNICIPAL PLANNING COMMISSION approve a development permit on the above noted parcel for the requested development.

Recommendation:

That the MUNICIPAL PLANNING COMMISSION approve a development permit on the above noted parcel for the requested development, subject to conditions.

Decision Date: 2026-09-02

Development Officer: Shelley McKinley

F1



Development Permit Conditions

2026-83MPC

Attached Conditions

This page forms an integral part of Development Permit No. 2026-83MPC
Location: Lot 13 Block D Plan 40 Mile Park
Tax Roll Numbers: 72040130
Decision Date: September 2, 2026

Attached Conditions:

1) Development and Use:

- a) 10' x 10' Shed, 8' x 10' Shed 4' x 7' Shed are **allowed** as shown on the application drawing, but must meet side setback requirement of 4.9 feet
- b) 16' x 36' Enclosed Deck is **allowed** but must adhere to the Current Land Use Bylaw 10/2009 regulation 68 (7) (f) If a roof is constructed over a deck, it must be no higher than the main part of the principal building. For trailers and motor homes, only a single slope roof will be allowed, and it must drain away from the unit.
- c) All future development will require additional permits.

2) General Conditions:

- a) Two (2) vehicle parking spaces with a minimum size of 3 meters x 7.5 meters (10' x 25') each must be provided on the lot and have access to the public roadway.

3) Setback Requirements:

- a) All setbacks as required by Land Use Bylaw 10/2009 no relaxations of setbacks are allowed.

4) Compliance:

- a) By issuing notice in writing the Development Officer may suspend, revoke, or modify this Development Permit if there is:
 - i) a contravention of the terms and conditions of this Development Permit, and/or
 - ii) a contravention of the provisions of the County of Forty Mile No. 8 Land Use Bylaw 10/2009, as amended.
- b) This approval by the Development Authority pertains to the location of Development and use of the land and does not exclude the need for and/or requirements of the developer to obtain any and all other permits as may be required any other legislation, bylaws, or regulations. Examples include Alberta Safety Codes permits or demolition permits from an accredited agency, a Household Purposes Agreement with the St. Mary River Irrigation District for the use of irrigation water, approvals required under the Historical Resources Act and approvals required by the Water Act.

APPLICATION FOR DEVELOPMENT

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

Applicant: Ashley Lazar Telephone: [REDACTED]Email: [REDACTED]Mailing Address: [REDACTED]

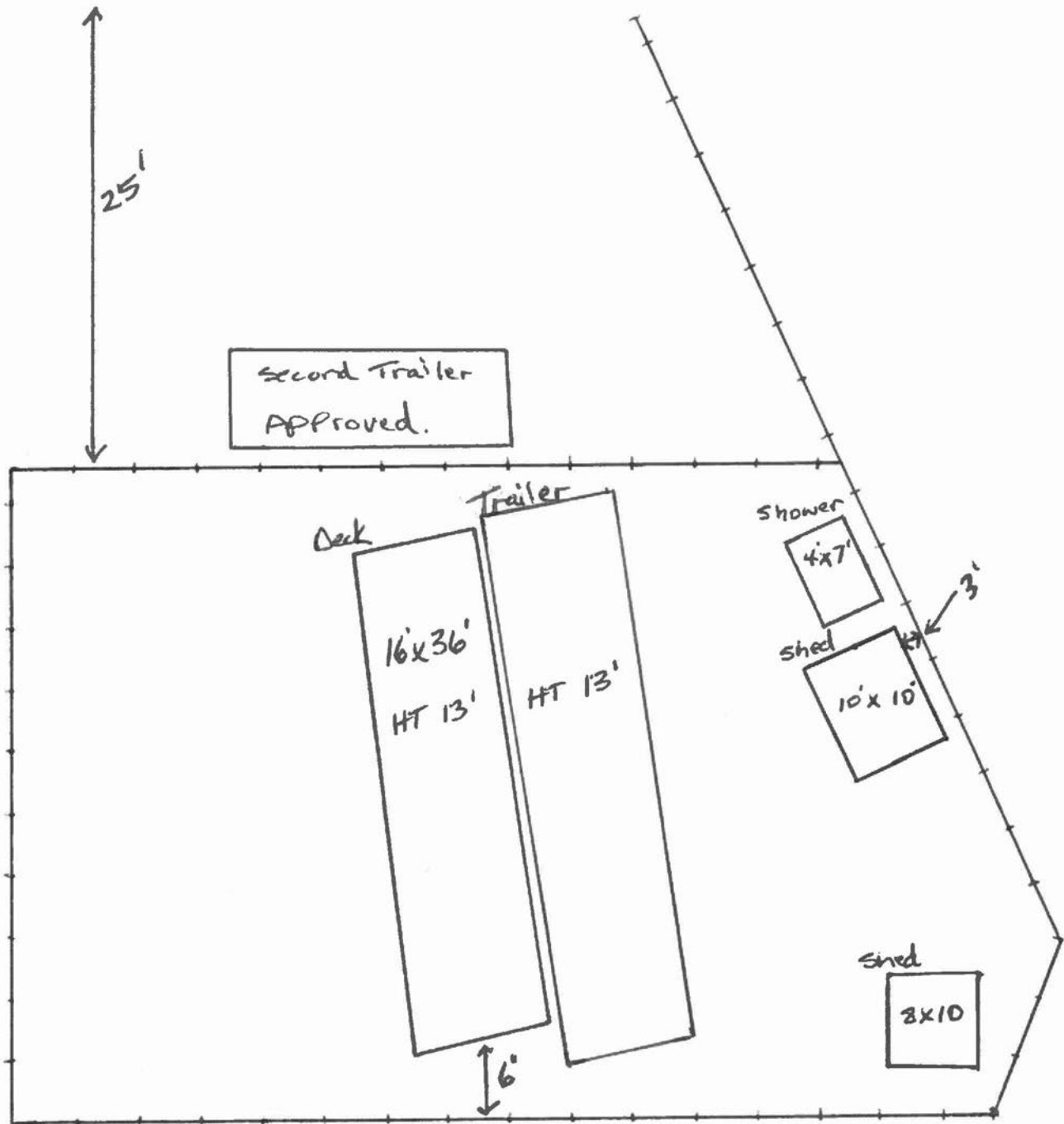
LEGAL DESCRIPTION OF LAND:

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian

AND/ORBeing all/parts of lot D13 block _____ Reg. Plan No. _____ C.O.T. No. _____Registered Owner: _____ Address: _____
(if different than above)Existing Use of Property: Recreation Land Use District: _____Proposed Use: Rec.Estimated Cost of Development: \$15000Floor Area 16 x 36' Building Height 13'Corner Parcel (yes/no) _____ Parcel Size (in acres or ft²/m²) _____**Distances (setbacks) from property lines/roads in feet or meters to the new development**Front: 25' Rear: 6'Left Side: 28' Right Side: 3'Estimated dates of start and finish: July 1 - August 15Date of application: Aug 16Signature of applicant: [Signature]

Applications shall be accompanied by the following:

1. A non-returnable processing fee of **\$100.00**
2. A detailed site plan showing the new development in relation to existing development and setbacks.
3. Application must be filled out in full and can be returned to development@fortymile.ab.ca Incomplete applications will be returned.



F4



F5



F6



From: ASHLEY LAZAR <[REDACTED]>
Sent: July 27, 2026 2:28 PM
To: Development Group <Development@Fortymile.ab.ca>
Subject: Re: Lot D13

Hi Shelley

Here are some pictures of the deck. The deck is a touch below the top of the trailer.

As for the deck, like I said the deck was poorly built. Where I didn't think it was safe anymore. So we took most of it down and re-built a more sturdy one. That is where I didn't think we needed a permit
As we were just re-building it.

Let me know what you think.

Thanks

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: July 13, 2026 11:08 AM
To: ASHLEY LAZAR <[REDACTED]>
Subject: Lot D13

Good Morning
It has come to our attention that there has been development on Lot D13 without an approved development permit and that such development does not meet the requirements of the Land Use Bylaw. Please contact me regarding this matter.

Thanks,

Shelley McKinley

Shelley McKinley

From: ASHLEY LAZAR <[REDACTED]>
Sent: August 6, 2026 2:32 PM
To: Development Group
Subject: Re: Lot D13
Attachments: Scan_20260806 (2).png; Scan_20260806.png

Hi Shelley

Like I said previously. We purchased the property in 2018, so prior to that I don't have anything to do with.

When we purchased the property, the following were on the site

Trailer

Covered Deck

Shed x2

Since then, we rebuilt one shed and rebuilt the covered deck.

We also added the shower.

We also got approval for the second trailer which isn't there right now.

Let me know if there is anything else you need.

Thanks

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: July 29, 2026 1:16 PM
To: ASHLEY LAZAR <[REDACTED]> Development Group <Development@Fortymile.ab.ca>
Subject: RE: Lot D13

Hi,

In review of the files, there have been no permits applied for Lot D13 since 2000. Please fill out the attached development permit application and submit a detailed site plan, with everything on site, along with distances from property lines. As there was development done without a valid permit, the fee will be \$200. There was a small 'shower shed' that was built this year, plus the enclosure and roof over the deck. Please indicate the distance from the top of the trailer to the top of the roof over the deck.

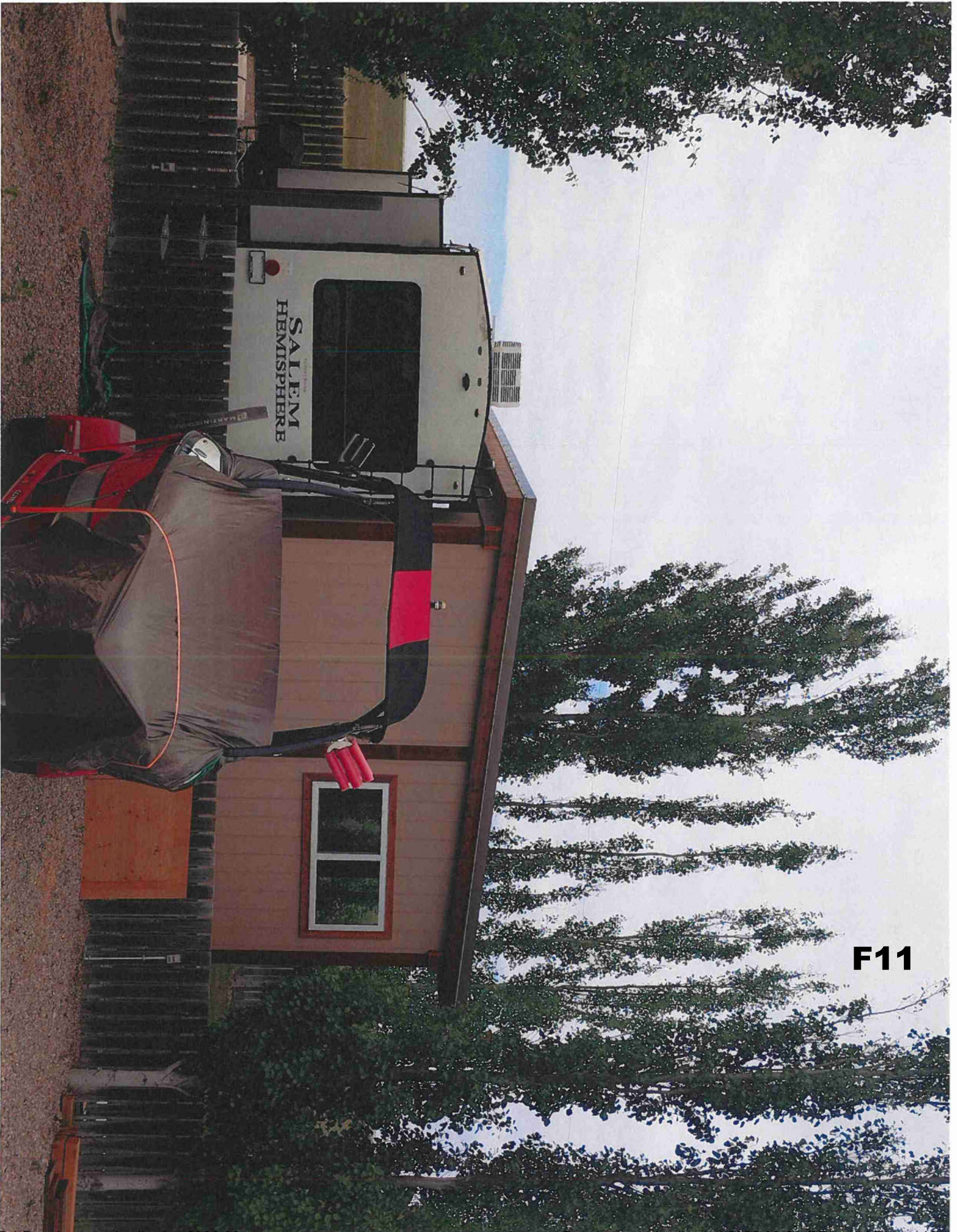
Staff Report

- No permits for this lot.
- Signed Lease Agreement in 2020, Schedule 3 paragraph 6 clearly states the need for permits.
- Total lot size is 5,410.37 ft² – he meets the 35% coverage, but is over the 10% allowed for accessory buildings:
 - 10% - 541.04 ft²
 - Total sheds and covered deck - 784 ft²
 - As the covered deck is considered part of the principle building for setback requirements, is it considered part of the principle building for site coverage also?
- No reason was given for variance request.
- Our enforcement department took a picture from a different angle that clearly shows the deck roof approximately 1 foot above the trailer roof.
- He was charged double the application fee (\$200) for developing without a permit.
- There was a written complaint regarding the deck roof.

SCHEDULE 3 40 MILE PARK GUIDELINES AND POLICIES

The Guidelines & Policies are developed for the orderly development and operation of the Park. These may be altered, added to or deleted by motions passed at a regular or special meeting of the 40 Mile Park Committee and form Schedule 3 of the Agreement. **This is not a complete list.** The Co-operator should become familiar with the other contracts which may affect his Agreement such as the Head Agreement.

1. No pumping of water from the Reservoir will be allowed.
2. The Co-operator is to allow the Lessor, the County of Forty Mile No. 8 and SMRID, and their employees or agents over any area, at any time, whether Site or shoreline for repairs or maintenance or such other purposes as the Lessor, County of Forty Mile No. 8 or SMRID, in their discretion, deem necessary or advisable.
3. Garbage must be properly stored in containers on the site and regularly removed by the Co-operator to approved Park receptacle, or placed directly in the Park garbage receptacle.
4. The Co-operator must be familiar with and abide by the County of Forty Mile No. 8 By-Law 3/2008 and any amendments made thereto. A copy may be attached hereto.
5. When a lease is completed, the Co-operator must thereafter keep their mailing address and telephone numbers current with the Park Committee.
6. In all instances, a development permit must be completed and approved for utilization of the site or any part thereof. If the permit is for the main structure, the permit application must include the performance deposit. It is intended the Co-operator proceed with utilization of the Site within the first year of the lease.
7. In the case of the main building, the exterior must be completed before 2 years have elapsed from the time the development permit was issued.
8. If the Co-operator has complied with the terms and conditions of the development permit, the performance deposit will be refunded to the Co-operator after copies of all applicable Alberta Labor permits and compliance inspections have been provided and indicate no infringements remaining.
9. The Co-operator must be the owner named on the development permit for the structures occupying the leased area.
10. All sewage and gray water disposed must be contained in an appropriate facility designed for that purpose and in no way should be allowed to escape.
11. Each Co-operator is responsible to clearly identify their lot and the building thereon. The area and lot number must be posted and maintained so that they may be easily seen from the front roadway. The letters and numbers must be of contrasting color to the background they are mounted on and a minimum of 4" high. If the Co-operator also has a boat dock and related walkway they must also be similarly identified.
12. Not more than one holiday trailer shall be parked on the Site unless approved as per the County Land Use By-Law.
13. The keeping of livestock or poultry for pets or other purposes is prohibited.
14. The keeping of more than two (2) dogs not including unweaned pups is prohibited.
15. The Co-operator must obtain approval from the SMRID to install a portable dock on the shore and water near the designated site, but it must be removed from the water by September 30th of each year. The dock shall be installed in such a manner that it cannot become a drifting hazard in the reservoir. Failure to remove the dock will result in the Park Administration removing the dock and charging a fee (the formula of which will be set from time to time by the 40 Mile Park Committee), for the removal. The boat dock must be permanently identified with the area, lot number and anchored in place as outlined in the Park Guidelines.



F11

Shelley McKinley

From: Tracy Harrison <[REDACTED]>
Sent: July 10, 2026 10:54 AM
To: Development Group
Subject: Covered decks

Good morning,

I just wanted to check that the rules haven't changed about the heights for roofed decks?

D13 just built one over a foot taller than their trailer.

Thanks for your help.

Tracy

Sent from my iPhone



F13

APPLICATION FOR DEVELOPMENT

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

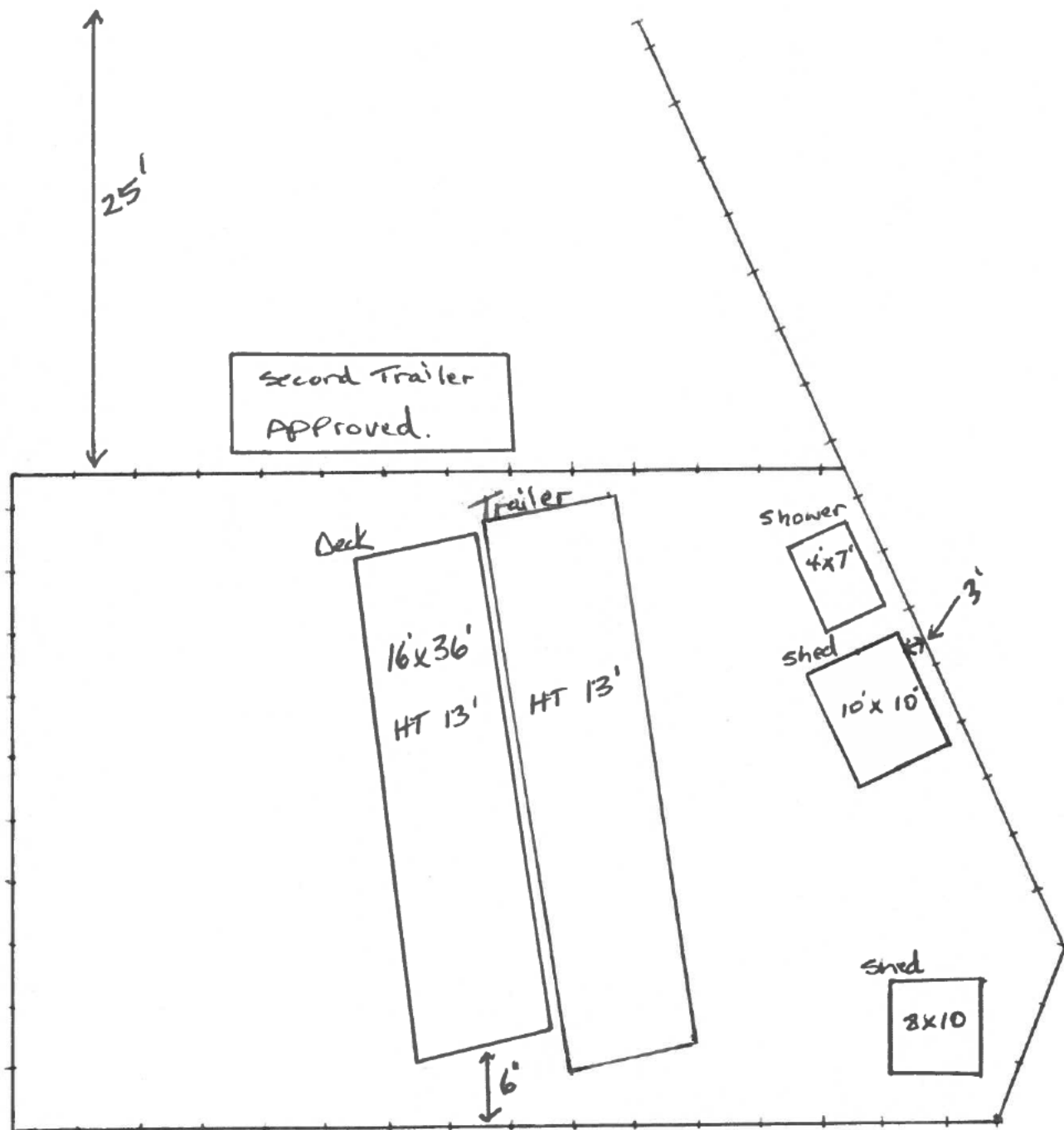
Applicant: Ashley Lazar Telephone: [REDACTED]Email: [REDACTED]Mailing Address: [REDACTED]**LEGAL DESCRIPTION OF LAND:**

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian

AND/ORBeing all/parts of lot D13 block _____ Reg. Plan No. _____ C.O.T. No. _____Registered Owner: _____ Address: _____
(if different than above)Existing Use of Property: Recreation Land Use District: _____Proposed Use: Rec.Estimated Cost of Development: \$15000Floor Area 16' x 36' Building Height 13'Corner Parcel (yes/no) _____ Parcel Size (in acres or ft²/m²) _____**Distances (setbacks) from property lines/roads in feet or meters to the new development**Front: 25' Rear: 6'Left Side: 28' Right Side: 3'Estimated dates of start and finish: July 1 - August 15Date of application: Aug 6Signature of applicant: [Signature]

Applications shall be accompanied by the following:

1. A non-returnable processing fee of **\$100.00**
2. A detailed site plan showing the new development in relation to existing development and setbacks.
3. Application must be filled out in full and can be returned to development@fortymile.ab.ca Incomplete applications will be returned.







**County of Forty Mile No 8**

Box 160
113072 Hwy 61
Foremost AB T0K 0X0
(403) 867-3530

RECEIPT OF PAYMENT

Page 1

LAZER, ASHLEY
DEVELOPMENT PERMIT APPLICATION
2026-83

Receipt Number: 351435

GST No: 106988769RT0001

Date: August 18, 2026

Initials: JR

Type	Account / Ref. #	Description	Quantity	Discount	Amount Paid	Balance Remaining
General	DEVPR	Development Permit 2026-83	N/A	\$0.00	\$200.00	N/A

Subtotal: \$200.00

Taxes: \$0.00

Total Receipt: \$200.00

Option Pay: \$200.00

Credit Card: OPTION PAY

Total Amount Received: \$200.00

Rounding: \$0.00

Amount Returned: \$0.00

Shelley McKinley

From: ASHLEY LAZAR [REDACTED]
Sent: August 17, 2026 8:25 AM
To: Development Group
Subject: Re: Lot D13

Ok. I would just like to add that I thought the AC unit is part of the trailer, with that the deck and trailer are even height.

Also, that the previous deck that was there was above the trailer that was originally there.

Can I just call the office and pay for the fee?

Thanks

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: August 17, 2026 8:19 AM
To: ASHLEY LAZAR <[REDACTED]>
Subject: RE: Lot D13

No, the form that you submitted is fine

Thanks,

Shelley McKinley
Development Officer
Accounts Administrator - Payroll
County of Forty Mile No 8
Direct 403-867-4283
Office 403-867-3530 ext 4283
Toll Free 1-877-312-4986
Shelley.mckinley@fortymile.ab.ca



From: ASHLEY LAZAR [REDACTED]
Sent: August 17, 2026 8:03 AM
To: Development Group <Development@Fortymile.ab.ca>
Subject: Re: Lot D13

Morning

wasn't the application form the one i filled out and sent in or is there a different one.

thx

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: August 17, 2026 7:58 AM
To: ASHLEY LAZAR [REDACTED]
Subject: RE: Lot D13

Good Morning,

The information you have submitted has been reviewed. We also have pictures from a different angle that indicate the roof over the deck is above the height of the trailer. These options are available to you:

- 1). Renovate the development to comply with the requirements of the current Land Use Bylaw
- 2). Submit the required application, site plan, and payment, along with the reason(s) why you are requesting the By-Law variance. We have received the application and site plan and pictures. The fee will be \$200, as the development was completed, without an approved permit. This application will need to go to the Municipal Planning Commission for their consideration. The next meeting is September 2, 2026 and the deadline for submissions is at least one week prior to the meeting.

Thanks,

Shelley McKinley
Development Officer
Accounts Administrator - Payroll
County of Forty Mile No 8
Direct 403-867-4283
Office 403-867-3530 ext 4283
Toll Free 1-877-312-4986
Shelley.mckinley@fortymile.ab.ca



From: ASHLEY LAZAR [REDACTED]
Sent: August 6, 2026 2:32 PM
To: Development Group <Development@Fortymile.ab.ca>
Subject: Re: Lot D13

Hi Shelley

Like I said previously. We purchased the property in 2018, so prior to that I don't have anything to do with.

When we purchased the property, the following were on the site

Trailer

Covered Deck

Shed x2

Since then, we rebuilt one shed and rebuilt the covered deck.
We also added the shower.

We also got approval for the second trailer which isn't there right now.

Let me know if there is anything else you need.

Thanks

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: July 29, 2026 1:16 PM
To: ASHLEY LAZAR [REDACTED]; Development Group <Development@Fortymile.ab.ca>
Subject: RE: Lot D13

Hi,
In review of the files, there have been no permits applied for Lot D13 since 2000. Please fill out the attached development permit application and submit a detailed site plan, with everything on site, along with distances from property lines. As there was development done without a valid permit, the fee will be \$200. There was a small 'shower shed' that was built this year, plus the enclosure and roof over the deck. Please indicate the distance from the top of the trailer to the top of the roof over the deck.

Thanks,

Shelley McKinley
Development Officer
Accounts Administrator - Payroll
County of Forty Mile No 8
Direct 403-867-4283
Office 403-867-3530 ext 4283
Toll Free 1-877-312-4986
Shelley.mckinley@fortymile.ab.ca



From: ASHLEY LAZAR [REDACTED]
Sent: July 27, 2026 4:26 PM
To: Development Group <Development@Fortymile.ab.ca>
Subject: Re: Lot D13

hopefully they come this time

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: July 27, 2026 4:26 PM
To: ASHLEY LAZAR [REDACTED]
Subject: RE: Lot D13

Hi,
There was no attachment/pictures

Thanks,

Shelley McKinley
Development Officer
Accounts Administrator - Payroll
County of Forty Mile No 8
Direct 403-867-4283
Office 403-867-3530 ext 4283
Toll Free 1-877-312-4986
Shelley.mckinley@fortymile.ab.ca



From: ASHLEY LAZAR [REDACTED]
Sent: July 27, 2026 2:28 PM
To: Development Group <Development@Fortymile.ab.ca>
Subject: Re: Lot D13

Hi Shelley

Here are some pictures of the deck. The deck is a touch below the top of the trailer.

As for the deck, like I said the deck was poorly built. Where I didn't think it was safe anymore. So we took most of it down and re-built a more sturdy one. That is where I didn't think we needed a permit
As we were just re-building it.

Let me know what you think.

Thanks

Regards,

Ashley Lazar
[REDACTED]

From: Development Group <Development@Fortymile.ab.ca>
Sent: July 13, 2026 11:08 AM
To: ASHLEY LAZAR [REDACTED]
Subject: Lot D13

Good Morning

It has come to our attention that there has been development on Lot D13 without an approved development permit and that such development does not meet the requirements of the Land Use Bylaw. Please contact me regarding this matter.

Thanks,

Shelley McKinley

Development Officer
Accounts Administrator - Payroll
County of Forty Mile No 8
Direct 403-867-4283
Office 403-867-3530 ext 4283
Toll Free 1-877-312-4986
Shelley.mckinley@fortymile.ab.ca



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68. RECREATIONAL RESIDENTIAL 2 DISTRICT (RR2):

The general purpose of this district is for cottage development and associated uses on leased parcels.

(1) PERMITTED USES:

- (a) Accessory Buildings and Uses
- (b) Frame Construction Cabins
- (c) Skid mounted sheds
- (d) Truck Mounted Campers, Motor Homes, Travel Trailers, Fifth Wheel Trailers, Tents, Tent Trailers

(2) CLASS I DISCRETIONARY USES:

- (a) Move-in buildings

(3) CLASS II DISCRETIONARY USES:

- (a) Second trailer or motor home
- (b) Public Parks and Playgrounds
- (c) Recreation Facilities (Public and Private)
- (d) Other Buildings and Uses that are similar in character and purpose to the Permitted and Discretionary Uses of this district as determined by the Municipal Planning Commission

(4) LOT SIZES:

- (a) New Lots – minimum of 450 m²
- (b) Existing Lots - As per the terms of the lease

(5) SERVICING:

- (a) Water cisterns and pump out tanks only.

(6) MINIMUM YARD REQUIREMENTS:

	<u>Front</u>	<u>Flankage</u>	<u>Side</u>	<u>Rear</u>
Dwelling	7.5 metres (25 feet)	3 metres (9.8 feet)	1.5 metres (4.9 feet)	5 metres (16.4 feet)
Garage or Accessory Building	5 metres (16 feet)	3 metres (9.8 feet)	1.5 metres (4.9 feet)	2 metres (6.6 feet)

(7) PRINCIPAL BUILDING RESTRICTIONS:

- (a) Only one principal building is allowed per lot. A second trailer or mobile home may be allowed as a secondary dwelling provided that all setbacks are met.
- (b) For purposes of calculating setback requirements, decks and verandahs shall be considered part of the principal building.
- (c) Foundations are limited to pilings, grade beam with pilings, or concrete footings with foundation to a maximum depth of four feet. (No basements)

- (d) The principal and secondary dwellings and any non-permeable attachments shall not cover more than 35 per cent of the surface area.
- (e) Principal building height cannot exceed 10 metres.
- (f) If a roof is constructed over a deck, it must be no higher than the main part of the principal building. For trailers and motor homes, only a single slope roof will be allowed and it must drain away from the unit.

(8) ACCESSORY BUILDING RESTRICTIONS:

- | | | |
|--|--------------------|-------------------------|
| (a) Site coverage for all accessory buildings: | 10% | |
| (b) Maximum floor area of skid mounted shed | 9.3 m ² | (100 ft. ²) |
| (c) Maximum height - | 3 metres | (9.8 feet) |
| (d) Building separation - | 1.5 metres | (4.9 feet) |

(9) PARKING AND FENCING REQUIREMENTS:

- (a) Two vehicle parking spaces with a minimum size of 3 metres x 7.5 metres (10 x 25 feet) each must be provided on each lot.
- (b) Fences must not obstruct normal landscape view for landowners on either side.
- (c) For purposes of calculating setback requirements, decks and verandahs shall be considered part of the principal building.
- (d) Within the required front and rear yards, solid fences cannot exceed 1 metre in height.
- (e) Between the front and rear yards, solid fences can be up to a maximum height of 2 metres (6.5 feet).
- (f) To provide supplemental wind protection, a combination of fence and semi-transparent windscreen material to a maximum height of 2.75 metres (9 feet) will be allowed between the front and rear yards.

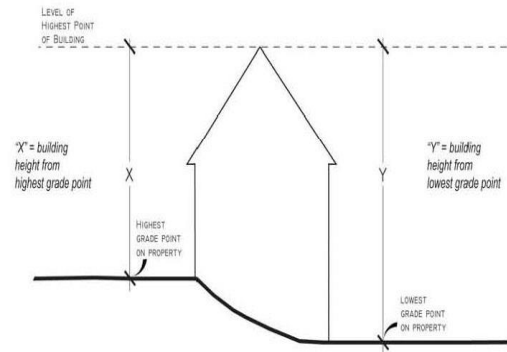
(10) DEVELOPMENT RESTRICTIONS:

- (a) Class I and II Discretionary Use Applications will be referred to the 40 Mile Park Committee for a period not exceeding 14 days prior to consideration for approval.
- (b) No building or structure is permitted outside the marked boundaries of the site.
- (c) The lessee may plant trees, shrubs, grass and flowers on-site within the marked boundaries of the site provided that they do not exceed one metre in height within the front setback area.
- (d) Non-permeable hard landscaping will be considered as site coverage.
- (e) Vacant lots must be maintained clear of weeds and cannot be used for storage.
- (f) The approval of docks/mooring sites is the responsibility of the 40 Mile Park Dock Committee.
- (g) All materials must be CSA approved; all applicable standards, codes, and regulations must be followed, all the supporting inspection permits must be supplied
- (h) The keeping of livestock or poultry for pets or other purposes is prohibited.
- (i) The keeping of more than two (2) dogs not including unweaned pups is prohibited.

- (9) **Building** means anything constructed or placed on, in, over or under the land but does not include a highway or public roadway or bridge forming part of a highway or public roadway.

- (10) **Building Envelope** means the outer perimeter of a building excluding any allowable projections over setbacks.

- (11) **Building Height** means the vertical distance from grade level at the exterior wall to the highest point of a building, excluding a skylight, chimney, flagpole, antenna, a parapet wall or similar device not structurally essential to the building. On sloping ground, building height shall be considered as the average of the highest and lowest grades.



- (12) **Confined Feeding Operation** means an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding or bedding sites. Operations equal to or greater than the size shown in the following table require registration under the Agricultural Operation Practices Act: (If there is a discrepancy, the Act prevails.)

Beef cows/finishers, bison, elk	150
Beef feeders (<900 lbs.), Deer, Sheep, Goats	200
Swine, (sows - farrow to finish)	30
Swine, (sows - farrow to wean)	50
Swine, (weaners, feeders)	500
Dairy	50
Horses, Wild Boar	100
Poultry (breeder hens), Turkeys	1000
For other animals, refer to Agricultural Operations Part 2 Matters Regulation	

- (13) **Converter Station** means a location where electric energy is converted to direct current (DC) from alternating current (AC) or vice versa.

- (14) **Corner Lot** means a lot having frontage on two or more streets in their intersection.