



NOTICE!

TOWN OF HIGH RIVER
PLANNING DIVISION

WHAT?

The following development permit application has been considered by the Development Authority and given conditional approval subject to appeal. A mandatory twenty-one (21) day appeal period is required for anyone claiming to be affected by this notice.

Development Permit No: 2001.26

Proposed Development: Major Residential Development with Variances

Civic Address:

Legal Address: 4;28;19;7;SW

WHY?

This appeal period has been triggered due to the applicant receiving conditional approval for a development that includes variances.

VARIANCE(S): means the amount by which the Development Authority adjusts a standard of the Land Use Bylaw. The changed standard of the bylaw that the applicant received conditional approval for is listed below. This may be appealed by anyone deemed to be affected;

1. Land Use Bylaw 4594/2021 3.4.5.(b) "Secondary Front Setback: 1.0 m – 4.0 m" is hereby relaxed for this development. The front setback shall be no more than 12.0 m – 22.0 m.

Explanation: There is a large utility right-of-way along Centre Street that limits the ability to develop at a lesser setback.

2. Land Use Bylaw 4594/2021 3.4.8(c).i "Additional Building Height Standards: Floors above the second storey shall be stepped back from the primary or secondary frontage for a minimum horizontal distance of 2.5 m" is hereby relaxed for this development. There shall be no building stepback for the development.

Explanation: Council supported the porches to be interpreted as the building stepback as they create visual interest and reduce perceived building mass.

3. Land Use Bylaw 4594/2021 Section 3.4.9(e) "Frontage Build-Out - Minimum 65.0%" is hereby relaxed for this development. The permitted frontage build-out shall be no less than 45%.

Explanation: The current site is constrained along the frontage for development because of the large utility right-of-way along Centre Street, and the presence of two vehicle access points.

4. Land Use Bylaw 4594/2021 Section 3.4.10(e).ii “Vehicle Access - Vehicle access to parking areas shall be no wider than 3.0 m in any frontage” is hereby relaxed for this development. The permitted vehicle access width shall be 6.0 m.

Explanation: The 6.0 m vehicle access width will accommodate two-way traffic.

5. Land Use Bylaw 4594/2021 Section 3.4.10(e).iii “Vehicle Access - The number of vehicle access points to a lot shall be limited to 1” is hereby relaxed for this development. The development shall have 2 access points.

Explanation: The second access point is part of an emergency access requirement and will provide efficient traffic flow to the site.

HOW?

Any person claiming to be affected by this decision may appeal the decision by submitting a written notice of appeal no later than twenty-one (21) days from the date of this notice, Pursuant of Sections 685(2) and 686 of the MGA, to the Subdivision and Development Appeal Board, together with the required fee of \$300.00. *Your appeal should be based on planning considerations (e.g. misinterpretation or incorrect application of the Town's planning regulations, or impact of the proposed development on the amenities of the neighbourhood or the use, enjoyment or value of neighbouring properties, etc.).* Appeal forms are available at the Town Office located at 309B Macleod Trail SW, High River, AB T1V 1Z5 or at our website at www.highriver.ca. If you have any questions about this application, please do not hesitate to contact the file manager below.

Notice Date: June 23, 2026

21 Day Posting Period Ends: July 14, 2026

File Manager: Michelle Dollmaier

Contact Number: 403.603.3523 **Contact Email:** mdollmaier@highriver.ca

List of Documents used in decision:

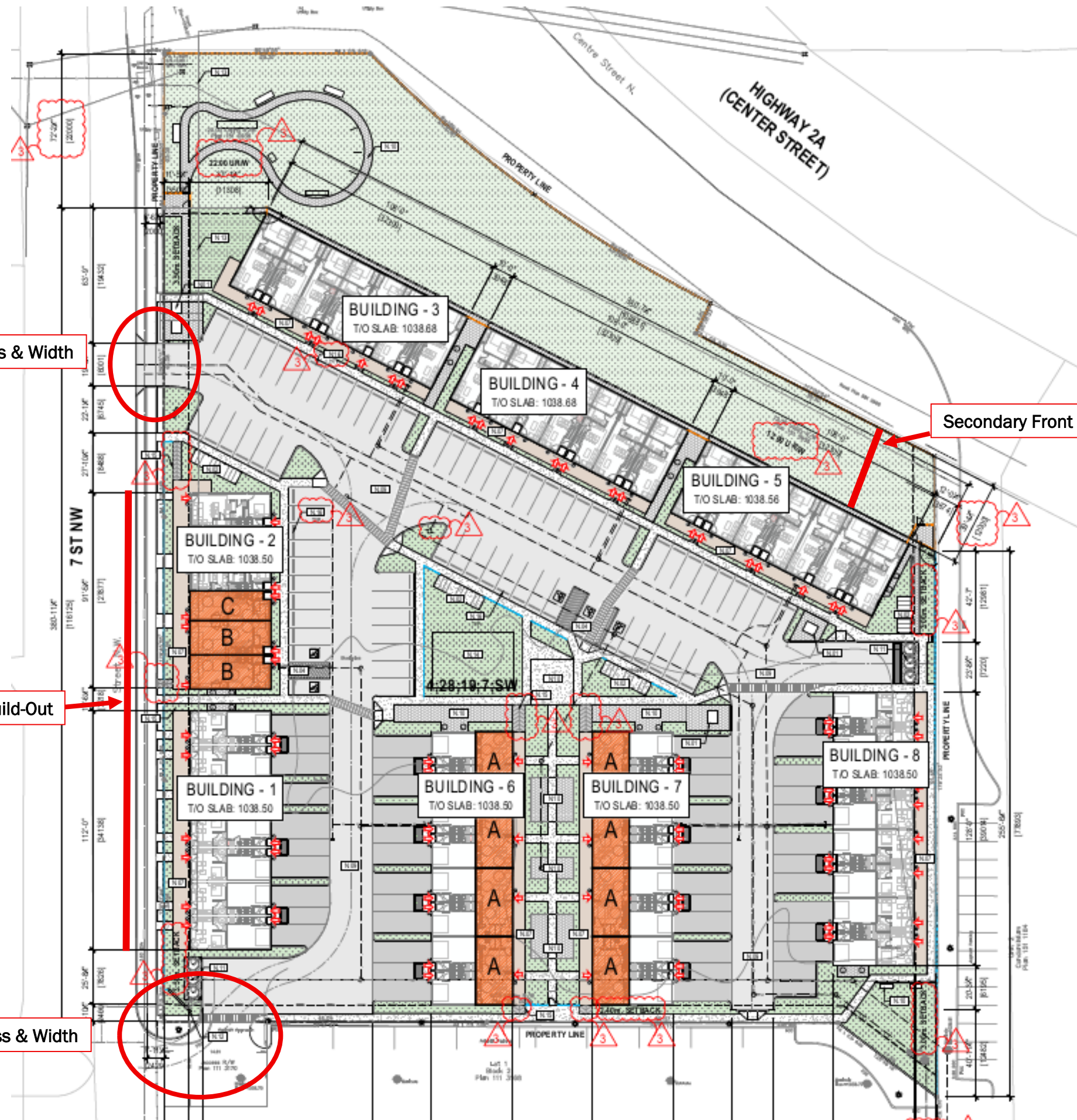
1. Land Use Bylaw (Bylaw 4594/2021)
2. Ellis Area Concept Plan
3. Northwest Area Structure Plan
4. Town Plan (Bylaw 4629/2024)

Vehicle Access & Width

Secondary Front Setback

Frontage Build-Out

Vehicle Access & Width





Building Stepback

1 WEST ELEVATION - BLDG - 1
 DP.401 SCALE: 3/16" = 1'-0"

