

APPLICATION FOR LOT IMPROVEMENT

Date: _____ Lot Number: _____

Owner/Applicant: _____ Phone Number: _____

E-mail Address: _____

PROPOSED IMPROVEMENTS: (Give overview of type of improvements proposed)

Proposed Start Date: _____ Proposed Completion Date: _____

Project Drawings Attached: Lot Plan Elevation & Details Floor Plan

I agree to follow any and all requirements set out in the MD Development Permit and the Bylaws, Rules and Regulations of Country Lane Estates.

I agree that a Board Member or a designated staff member may enter upon the lot at any time, without notice, before permit approval and during the construction period or for any inspection of the project.

I agree that all construction shall conform to and meet the current National Building Code and the Alberta Building Code standards, and any other applicable code or standard that may be adopted from time to time.

I agree that inspections for electrical, plumbing, pipe fitting, propane, fireplaces and any other that may be required, are at my expense, and must be submitted to the Board of Directors. As an owner I am responsible to ensure any contractor I utilize has appropriate insurance and WCB. I am responsible for any damages my contractor may do to adjacent lots or condo infrastructure. I agree that any overburden (ie. various materials such as sod, soil, gravel, etc.) will be removed from my site and taken to the local landfill at my expense and not placed in the various locations at the maintenance area.

Date: _____ Owner/Applicant Signature: _____

(Do not write below this line)

**CONSTRUCTION MUST NOT BEGIN PRIOR TO YOUR RECEIPT OF AN APPROVED APPLICATION.
PERMIT IS VALID UNTIL _____ . AN EXTENSION CAN BE APPLIED FOR.**

Board Signature: _____ Date: _____

Board Signature: _____ Date: _____

Status: Approved as Submitted Referred to Board
 Approved with Conditions Rejected

Conditions: _____

Project Inspection Completed By: _____ Date: _____
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(Note: Signed permits will be e-mailed to the address provided)

Lot Number: _____

Square Feet of Lot: _____

60% Allowable Cover: _____

Existing Square Feet Covered

Parking Pad: _____

RV Unit: _____ Skirted: Yes No

Deck: _____

Patio: _____

Shed: _____ Height: _____

Gazebo: _____ Height: _____

Total of Sq Ft now Covered: _____

New Addition Sq Ft: _____ Type: _____

Total Sq Ft Covered after this Permit: _____

Complete applicable items to your application:

<p>Deck: Material: _____ Railing Material/Height: _____ Size: _____</p>	<p>Patio: Material: _____ Size: _____</p>
<p>Shed: Foundation Material: _____ Wall Construction: _____ Siding Material/Color: _____ Roof Material/Color: _____ Size: _____</p>	<p>Gazebo: Foundation Material: _____ Wall Construction: _____ Post Material/Color: _____ Roof Material/Color: _____ Size: _____</p>
<p>Skirting: Material/Color: _____</p>	
<p>Tree: Number and Type: _____</p>	<p>Shrub: Number and Type: _____</p>

Please attach detailed lot plan including all existing improvements, their locations and sizes as well as the proposed location, sizes of improvements requested in this application.

Land Use Bylaw No. 60/2014 of Foothills County
Development Permit No. 03D 215
Condensed Version of Country Lane Estates Bylaws/Rules & Regulations
(for complete information see the Bylaws 2016)
Updated January 26, 2022

Lot Coverage

MD Restrictions

A maximum of 60% of your lot can be covered. This includes concrete, asphalt, skirted RV, park model, shed, covered deck or any other material or structure that affects drainage. No changes to the grade of your lot or any action that affects natural drainage can be permitted without an engineering submission to the MD.

Setbacks

MD Restrictions

The following minimum setbacks must be adhered to on each of the 290 Units (lots):

1. Front yard: no closer than twenty (20) feet from the front of the property line of the Unit (lot)
2. Rear yard: no closer than one (1) foot from the back of the property line of the Unit (lot)
3. Side yard: no closer than one (1) foot from any side of the property line
4. All decks and roofs must meet the minimum setback distances as outlined

Decks

MD Restrictions

1. One deck to a maximum of 360 sq. ft. however it must not exceed the length of the RV or park model.
2. The deck is permitted to have an engineered roof.
3. The deck and roof must meet the minimum setback distances as outlined in set backs.
4. Skirting is permitted for the decks.

Country Lane Bylaws and/or Rules Regulations

1. Decks shall be constructed of wood or other approved materials, which may be stained or painted.
2. Decks shall not be permanently attached to a recreational vehicle or park model.
3. Decks higher than 30" from ground level must have railings. Railings shall be constructed of wood or other approved materials and shall not exceed 42 inches above the base of the deck.

Patio

Concrete, asphalt, paving stones and interlocking brick and may be used for a ground level patio.

Sheds

MD Restrictions

All lots are allowed one (1) shed to a maximum size of 150 square feet.

Country Lane Bylaws and/or Rules Regulations

1. Manufactured Sheds:

All Owners shall be permitted to erect or construct a commercially manufactured shed.

2. Wooden Sheds:

An Owner shall be permitted to erect or construct a wooden shed with approved cladding.

- a) Shed and roof will be of neutral colors. May have a shingled or metal roof.
- b) The shed must be placed at the back of the Unit (lot) with a minimum setback one (1) foot to a maximum setback three (3) feet from the rear property line.
- c) Sheds shall be placed on a foundation and shall not exceed eleven feet, three inches (11'3") in height from ground level.
- d) Exceptions to placing the shed within the setbacks in (b) may be made due to natural topography but only with prior approval of the Condominium Board.

Foundations

Concrete, asphalt, paving stones, interlocking brick and wood may be used for a foundation.

Gazebos

All lots are allowed one (1) gazebo to a maximum size of 280 square feet

Country Lane Bylaws and/or Rules Regulations

1. Manufactured Gazebo:

An owner shall be permitted to erect or construct a commercially manufactured gazebo.

2. Wooden Gazebo:

- a) Gazebos shall be on a foundation and shall not exceed 12' in height from the ground level
- b) Unit must be freestanding and 3 season only
- c) Location no closer than 20' from front property line of lot
- d) May have a shingled or metal roof

Park Models

MD Restrictions

Bylaw 123/2010 was reintroduced into the meeting to authorize the site specific amendment of Plan 0311515 in E. 24-20-29 W4 from the Direct Control #10 District land use rules in order to allow for the following amendment for definition of Park Model Mobile Units to read as follows:

The Park Model Recreation Vehicle must conform to the Canadian Standards Association CAN/CSA Z241 Series and is designed for seasonal camping with a gross floor area including lofts no greater than 50 square meters (538 sq ft) when in set-up mode and is not permitted to be placed on a permanent foundation. Each unit must ensure that the axles, wheels and hitch must remain on the unit, no exceptions.

Skirting

MD Restrictions

Skirting is allowed for RV's and Park Model's.

Country Lane Bylaws and/or Rules Regulations

Travel trailers, motor homes, fifth-wheel trailers and decks may be skirted with vinyl siding, vinyl lattice or materials as may be approved by the Board. Park models **must** be skirted within 1 year from the date placement on a Lot.

Wind Screen /Privacy Screen

1. A wind/privacy screen shall not exceed 5'6" from ground level.
2. Maximum length per section is sixteen (16) feet on any one side with a total length not to exceed thirty-two (32) feet.
3. A wind/privacy screen must be constructed of wood or other approved materials.
4. A minimum of one (1) foot of the vertical height for the entire length has to be lattice or see through material.
5. No fabric materials are allowed.

Screened Enclosure or Structure

1. The MD will allow screening as a discretionary use to the Direct Control #10 district, whereby each individual lot owner will be required to come in (directly to the MD) with their own Development Permits and reasons for wanting screening and then each application can be evaluated on their own merits.
2. Once approval from the MD has been received you must attach a copy of the approval to your lot improvement application.

*****An Application for Lot Improvement with detailed construction plans must be submitted to the office prior to any improvements being performed on the lot. Work can commence once the application has been approved by the office and Board.*****