



Application for Amendment to Land Use Bylaw

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

www.foothillscountyab.ca

Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ _____ shall accompany this application.

Date Received: _____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, William (Bill) Cole and Mary Elizabeth (Betty) Cole

Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize

Jeff Badke and/or Badke Consulting Ltd.

to act as agent in the matter.

Name of Agent (please print)

* see Letter of Authorizations

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the SW 1/4 sec. 11 twp. 21 range 1 west of 5 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 161 185 551

TO: (Choose One)

Redesignate from Agricultural District (A) to Country Residential District (CR)

Amend the Land use Bylaw by _____

Size of existing parcel(s) 64.7-ha (160-ac) Size of proposed parcel(s) 62.63-ha (154.76-ac) Remainder 2.07-ha (5.12-ac)

The reasons for the (redesignation) (amendment) are as follows:

As per Land Use Bylaw 12.1.6.1 and 12.1.6.2 (a) (ii), the land use bylaw must be amended to allow for the future subdivision of first parcel out

I certify that the information given on this form and attachment hereto are full and complete and is to the best of my knowledge a true statement of the facts concerning this application and I am the registered owner and/or the duly authorized agent.

Date 2025-03-05

Signed _____

Landowner Information

Phone No. _____

Address: _____

I consent to receive documents by email: Yes ___ No

Email Address: _____

Agent Information

Phone No. 403-982-7773

Address: PO Box 238 Station Main

Okotoks, Alberta T1S 1A5

I consent to receive documents by email: Yes ___ No

Email Address: jeff@badkeconsulting.com

Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon 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.

2025-03-05

Date

Signature of Owner _____

Is there an access or safety concern with respect to a site inspection: ___ Yes No

If yes, please clarify:

****Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

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 Municipal Planner at 403-652-2341.

Civil Engineering · Planning · Surveying

March 11, 2025

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7

Attention: Samantha Payne, Application Coordinator

Re: **Cole – Proposed 1st Parcel Out,**
SW 11-21-1-W5M

The attached application is being made on behalf of William (Bill) Cole and Mary Elizabeth (Betty) Cole, landowners of the subject lands, which are 64.7-hectares (160-acres) more or less in area.

The purpose of this application is to amend the current Foothills County Land Use Bylaw in order to allow for the future subdivision of a new first-parcel-out Country Residential parcel.

- The new parcel is proposed at 2.07-hectares (5.12-acres) +/- and is the first parcel out of the parent quarter section;
- Areas of 0.405-ha (1.00-ac) and 0.417-ha (1.03-ac), respectively, were previously removed from the parent quarter for the widening of Highway 552/32 Street W, per plans 5046JK and 991 0037.
- The 62.63-hectares (154.76-acre) +/- balance of the quarter is to remain Agricultural District.
- The attached plans show the location and size of the existing and proposed parcels.

As supportive information, we are enclosing the following:

1. Application form for Land Use Redesignation plus credit card authorization form for the \$1,600 application fee; that is, \$1,500 times one new lot, plus \$100 filing fee,
2. An area context plan, orthophoto, contour and lot plans, identifying the proposed and remainder parcels,
3. Current Land Title,
4. Letter of Agency from both landowners,
5. Abandoned well site form and map.

Additional background information regarding this application is included in the attached report. We trust the foregoing to be in order; please feel free to contact the undersigned should you have additional questions with respect to this application.

Yours truly,

Badke Consulting Ltd.



Jeff Badke, Principal
cc. Terri and Bill Cole

Cole Lands

FIRST PARCEL OUT SUBDIVISION

The proposed first parcel out subdivision is described as follows:

Location of Subject Lands

The Subject Lands, on which the Country Residential subdivision is proposed, is located within Division 5 in the northern region of Foothills County. These lands are located approximately 5km northwest of the Town of Okotoks, along Highway 552 (32 Street W).

Legal Description

The Subject Lands are legally described as

MERIDIAN 5 RANGE 1 TOWNSHIP 21
SECTION 11
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROAD WIDENING	5046JK	0.405	1.00
ROAD	9110037	0.417	1.03

EXCEPTING THEREOUT ALL MINES AND MINERALS

These lands are identified on the attached plans and stand in the name of WILLIAM J COLE (Bill) as to an undivided $\frac{3}{4}$ interest, and MARY ELIZABETH COLE as to an undivided $\frac{1}{4}$ interest.

Zoning

The Subject Lands are currently zoned Agricultural District (A). This application proposes the redesignation of a portion of the subject lands from Agricultural District (A) to Country Residential District (CR) to allow for the future subdivision of a new 2.07-hectare (5.12-acre) CR parcel for a future building site. The remainder of the lands are proposed to remain zoned as Agricultural District.

Area Description

The region of Foothills County in which the Subject Lands are located contain a diverse arrangement of agricultural parcels, and Country Residential development. Vegetation within the surrounding area is predominately grassland and cultivated land, with interspersed deciduous tree stands. Topography in the region is gently undulating foothills land with regions of moderate relief. Networks of natural sub-

regional intermittent drainage courses connect to regional drainage within Wilson Coulee, which ultimately flows into the Sheep River valley to the south-east.

Description of the Subject Lands

The Subject Lands are an unsubdivided quarter section located east of Highway 552 (32nd Street W), 5km north-west of the Town of Okotoks. The subject quarter exhibits a topographical profile consistent with the surrounding region, characterized by flat to gently undulating terrain interspersed with areas of moderate relief. A natural, intermittent drainage course bisects the property, receiving regional runoff from westerly and northerly sources and discharging eastward into the Wilson Coulee.

A review of the Alberta Soil Information Viewer, indicate that the lands have multiple Alberta Land Suitability Rating System (LSRS) ratings for the subject quarter. The southern and northern sections of the parcel exhibit LSRS values of 3H(8) – 5W(2), signifying moderate to severe agricultural limitations primarily due to climate and drainage. The central region is rated 5TM(8) – 5W(2), indicating very severe agricultural limitations attributed to slope and water holding capacity. This rating aligns with the observable sloping terrain of the intermittent drainage course. There are no residences or auxiliary buildings on the subject quarter.

The extended Cole family, along with Bill, hold ownership of the contiguous quarter sections to the east and south. The quarter section to the south of the subject lands represents the original homestead and the principal base of the Cole family agricultural operations and contains existing farm residences and agricultural outbuildings.

In conjunction with adjacent family-owned lands, the subject lands are utilized for agricultural purposes. Within the subject quarter, approximately 87.2-acres are cultivated and used as hayland. The remainder of the subject quarter is utilized for cattle grazing.

Proposed Subdivision

The proposed 2.07-hectare (5.12-acre) Country Residential parcel is intended for the construction of principal residence for Bill and his wife, Terri. Currently, Bill and Terri live offsite but manage the Cole family agricultural operation. This proposed Country Residential parcel will allow the Cole's to reside at the farm, while ensuring future family estate and ownership considerations are met.

Strategically located in the southwest corner of the subject lands, the proposed parcel location was chosen to provide separation from Highway 552 to the west and capitalize on a small rise in the natural topography of the land. Analysis of existing ground contours within the proposed parcel reveals minimal topographic variation, reducing the need for extensive grading and earthworks for building site construction. Furthermore, the proposed parcel is situated on lower quality grazing land, ensuring minimal impact to current agricultural practices to the north and maximizing land use efficiency.

Access

The subject quarter is presently served by two field access approaches from Highway 552: one located in the northwest corner and another situated more centrally. These access points currently accommodate agricultural use and are proposed to remain as-is.

Access for the proposed Country Residential parcel is to be provided by a 9m wide paved common approach. The existing paved approach servicing the farmstead within NW02 21-01-W5M is proposed to be widened to provide a minimum of 4.5m of approach width north of the quarter section line in order to meet Foothills County common approach standards. Access to the new parcel's building site is accommodated by way of a 15m wide panhandle.

In anticipation of this application, preliminary site plans and proposal background information were circulated to Alberta Transportation and Economic Corridors (TEC) for initial comment (RPATH0048607). Preliminary feedback was received from Mr. Gerry Benoit at TEC on February 27, 2025. Mr. Benoit commented that a 30m x 15m service road dedication, like the service road dedication immediately west across Highway 552, would be required to protect future access management considerations. With this application, we respectfully request that service road dedication be made by way of caveat for future road acquisition.

This existing and proposed approaches, plus proposed service road caveat dedication area, are illustrated and detailed on the included Lot Plan drawing, Dwg. 6.

Water and Sewage

The Land Use Bylaw requirements under the CR zoning stipulate utilizing "individual wells and individual wastewater disposal systems; Communal water and communal wastewater disposal systems; or a combination of a. and b. as determined by Bylaw amending this section".

With the proposal, water servicing is proposed by way of drilling a new water well for residential use. A review of recent water well reports from immediate surrounding lands indicate production rates ranging from 4 to 12 imperial gallons per minute. These production rates indicate good potential for drilling a new water well that meets the requirements of the Alberta Water Act for residential use.

Sewage disposal for the new Country Residential parcel is proposed by way of a new onsite Private Sewage Treatment System. Based on our experience with the surrounding area, soils and near surface groundwater conditions area expected to be adequate for this purpose.

Closure

As noted previously, Bill and Terri Cole's first parcel out proposal will allow them to live at the family lands to continue management of the Cole family farming operation for the foreseeable future. The proposal minimizes the impact on the existing agricultural operation, allowing for the contiguous use of the remainder of the subject quarter along with the quarters to the south and east.

We trust we have provided sufficient information and merit for Council's approval of this application. Please feel free to contact us if you require any additional information.

Sincerely,

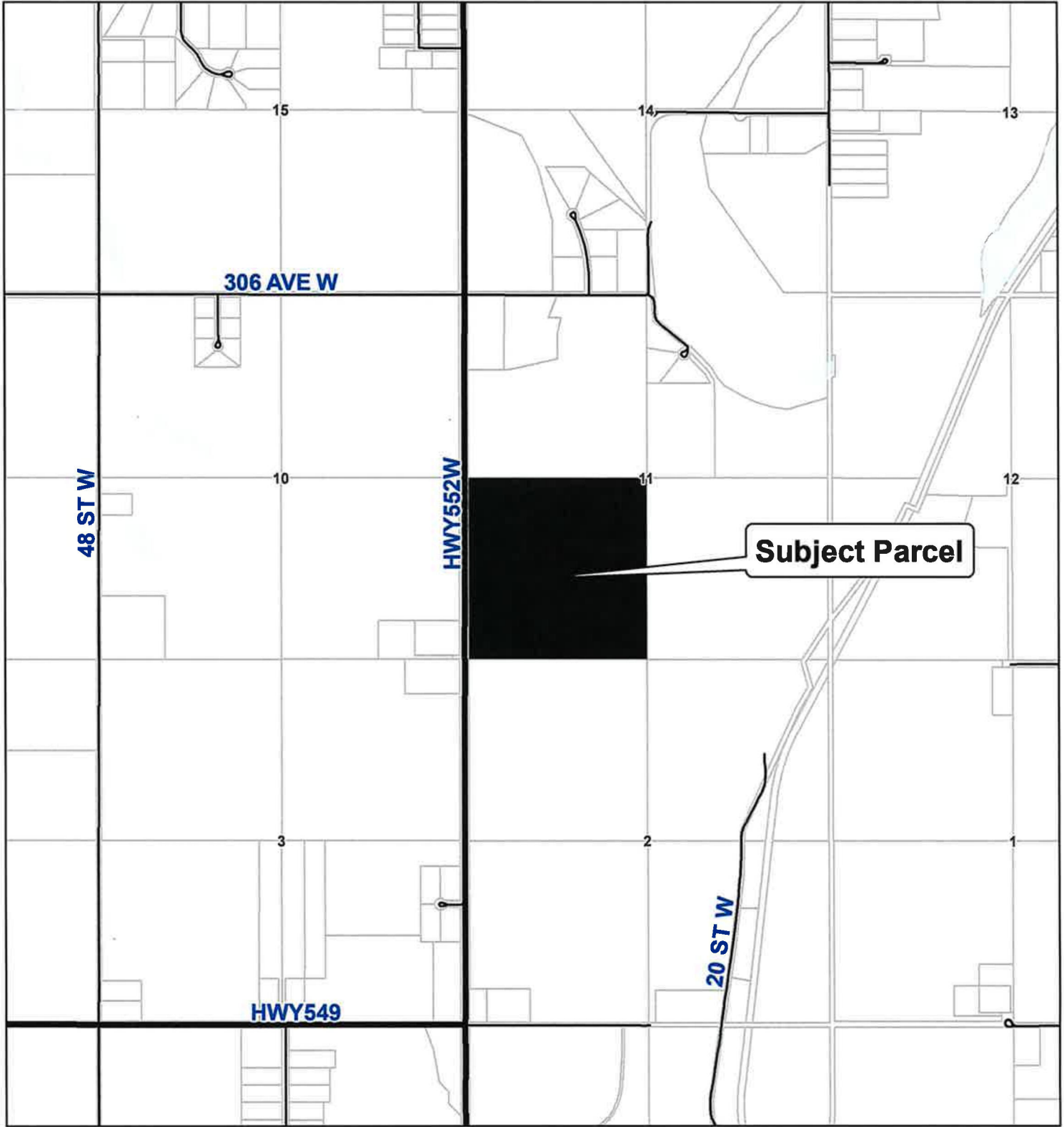
Badke Consulting Ltd.



Jeff Badke, Principal Consultant

cc. Terri and Bill Cole

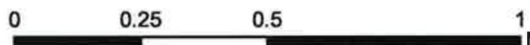
Location Map SW 11-21-1 W5M



Legend

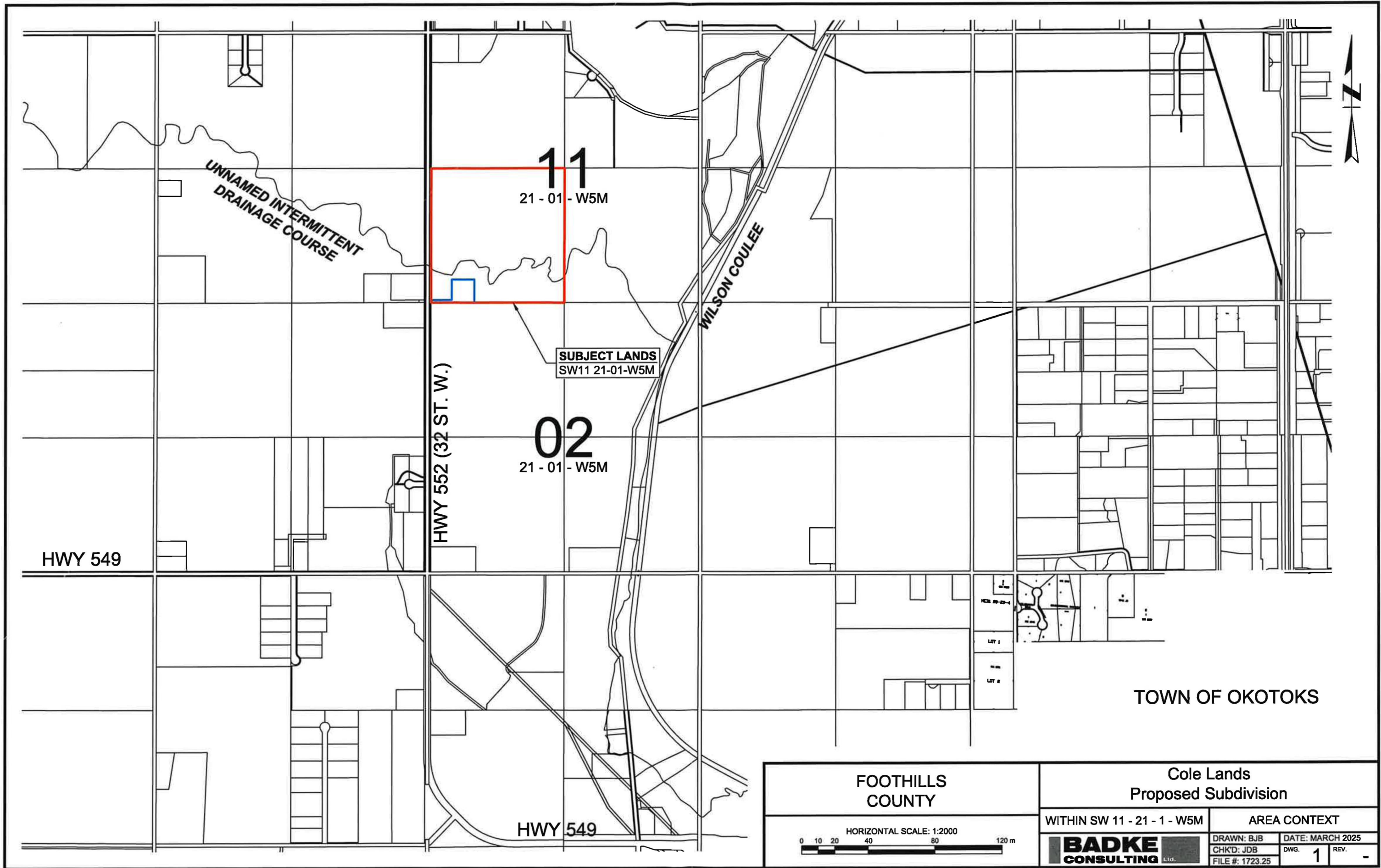
- Roads
- ▭ Parcels
- Highway
- Subject Parcel

Date: 2025-04-03



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Data Sources include Municipal Records and AtlasIS. Foothills County 2025



TOWN OF OKOTOKS

FOOTHILLS COUNTY		Cole Lands Proposed Subdivision	
HORIZONTAL SCALE: 1:2000 0 10 20 40 80 120 m		WITHIN SW 11 - 21 - 1 - W5M	AREA CONTEXT
BADKE CONSULTING Ltd.		DRAWN: BJB CHK'D: JDB FILE #: 1723.25	DATE: MARCH 2025 DWG. 1 REV. -

REMAINDER SW11
 153.16 Acres +/-
 (61.98 Hectares +/-)

SUBJECT LANDS
 SW11 21-1-W5M

EX. UNNAMED
 DRAINAGE COURSE
 (FLOW WEST TO EAST)

2

WIDEN EXISTING PAVED
 APPROACH TO FOOTHILLS
 COUNTY COMMON
 APPROACH STANDARD
 (MINIMUM WIDTH 9.0m AT
 PROPERTY LINE)
 SEE DETAIL

091 0188

HWY 552 / 32 STREET W.

PPD. SUBDIVISION
 (FIRST PARCEL OUT)

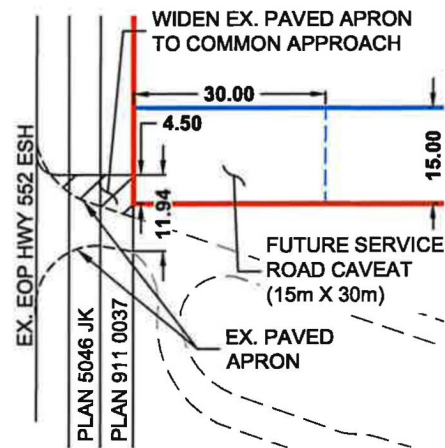
PPD. 15m X 30m
 FUTURE SERVICE
 ROAD CAVEAT AREA

PPD. LOT
 5.12 Acres +/-
 (2.07 Hectares +/-)

APPROXIMATE BUILDING
 SITE LOCATION

15m SETBACK PER FOOTHILLS
 COUNTY LAND USE BYLAW
 REQUIREMENTS

PPD. 15m WIDE PANHANDLE



APPROACH DETAIL
 NOT TO SCALE

FOOTHILLS COUNTY		Cole Lands Proposed Subdivision	
HORIZONTAL SCALE: 1:2000 0 10 20 40 80 120 m		WITHIN SW 11 - 21 - 1 - W5M	LOT PLAN
BADKE CONSULTING Ltd.		DRAWN: BJB CHKD: JDB FILE #: 1723.25	DATE: MARCH 2025 DWG. 6 REV. -

SUBJECT LANDS
SW11 21-1-W5M

REMAINDER SW11
153.16 Acres +/-
(61.98 Hectares +/-)

EX. UNNAMED
DRAINAGE COURSE
(FLOW WEST TO EAST)

HWY 552 / 32 STREET W.

WIDEN EXISTING PAVED
APPROACH TO FOOTHILLS
COUNTY COMMON
APPROACH STANDARD
(MINIMUM WIDTH 9.0m AT
PROPERTY LINE)
SEE DETAIL, DWG. 6

091 0188

PPD. SUBDIVISION
(FIRST PARCEL OUT)

PPD. 15m X 30m
FUTURE SERVICE
ROAD CAVEAT AREA

PPD. LOT
5.12 Acres +/-
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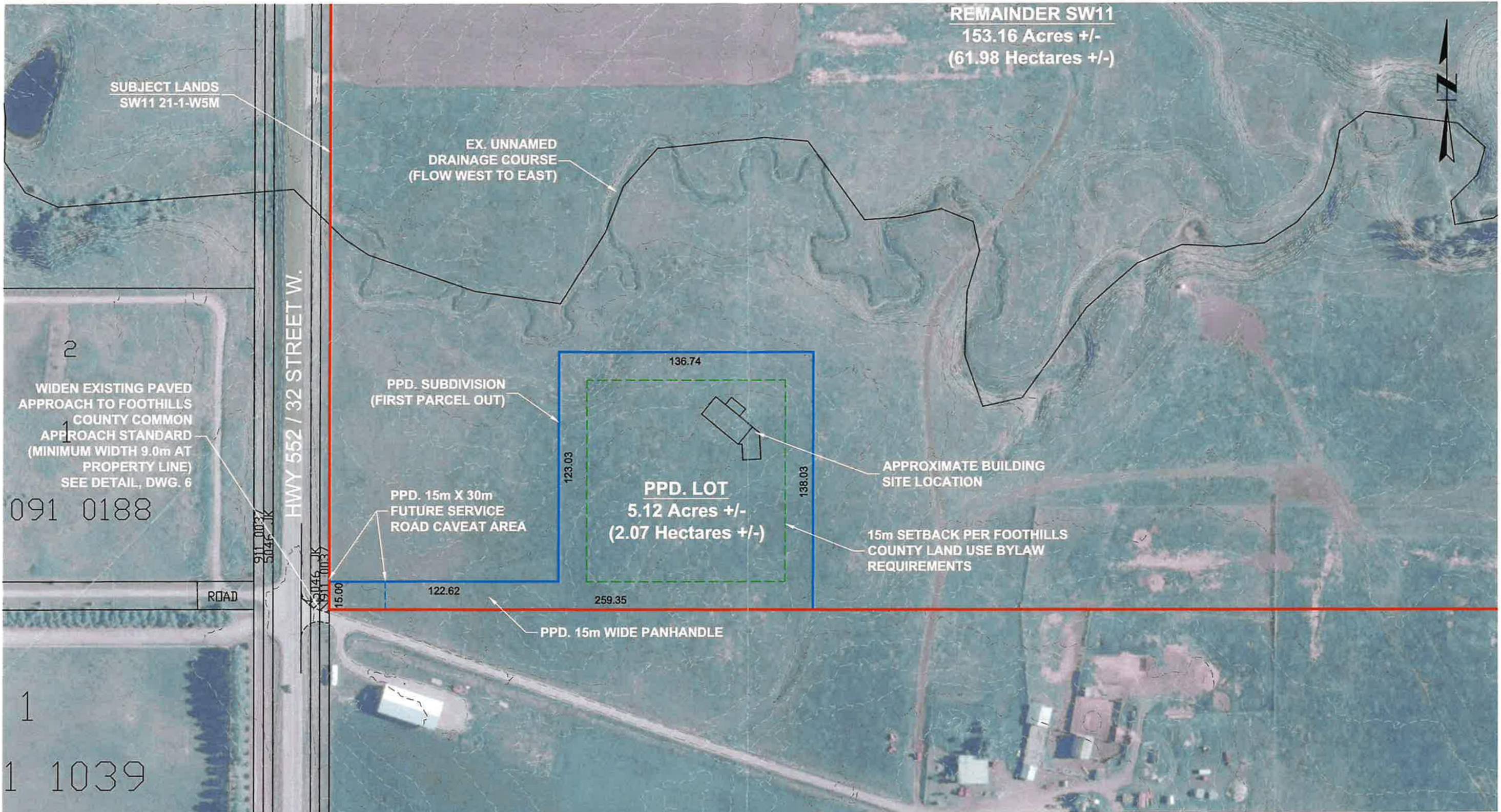
APPROXIMATE BUILDING
SITE LOCATION

15m SETBACK PER FOOTHILLS
COUNTY LAND USE BYLAW
REQUIREMENTS

PPD. 15m WIDE PANHANDLE

1
1 1039

FOOTHILLS COUNTY	Cole Lands Proposed Subdivision	
	WITHIN SW 11 - 21 - 1 - W5M	ORTHO PHOTO - LOT
HORIZONTAL SCALE: 1:2000 0 10 20 40 80 120 m	DRAWN: BJB	DATE: MARCH 2025
	CHK'D: JDB	DWG. 5 REV. -
BADKE CONSULTING Ltd.		FILE #: 1723.25



2

WIDEN EXISTING PAVED
APPROACH TO FOOTHILLS
COUNTY COMMON
APPROACH STANDARD
(MINIMUM WIDTH 9.0m AT
PROPERTY LINE)
SEE DETAIL, DWG. 6

091 0188

ROAD

1

1 1039

REMAINDER SW11
153.16 Acres +/-
(61.98 Hectares +/-)

EX. UNNAMED
DRAINAGE COURSE
(FLOW WEST TO EAST)

PPD. SUBDIVISION
(FIRST PARCEL OUT)

PPD. 15m X 30m
FUTURE SERVICE
ROAD CAVEAT AREA

PPD. 15m WIDE PANHANDLE

PPD. LOT
5.12 Acres +/-
(2.07 Hectares +/-)

APPROXIMATE BUILDING
SITE LOCATION

15m SETBACK PER FOOTHILLS
COUNTY LAND USE BYLAW
REQUIREMENTS

FOOTHILLS
COUNTY

Cole Lands
Proposed Subdivision



WITHIN SW 11 - 21 - 1 - W5M

ORTHOPHOTO - LOT

BADKE
CONSULTING

DRAWN: BJB	DATE: MARCH 2025
CHKD: JDB	DWG. 4
FILE #: 1723.25	REV. -



HWY 552 / 32 STREET W.

11
21-01-W5M

SUBJECT LANDS
SW11 21-1-W5M

SE10 21-1-5

SW11 21-1-5

EX. UNNAMED
DRAINAGE COURSE
(FLOW WEST TO EAST)

SE11 21-1-5

REMAINDER SW11
153.16 Acres +/-
(61.98 Hectares +/-)

1	2
1	1
091 0188	091 0188

PPD. LOT
5.12 Acres +/-
(2.07 Hectares +/-)

PPD. SUBDIVISION
(FIRST PARCEL OUT)

WIDEN EXISTING PAVED
APPROACH TO FOOTHILLS
COUNTY COMMON
APPROACH STANDARD
MINIMUM WIDTH 9.0m AT
PROPERTY LINE
(SEE DETAIL DWG. 6)

FOOTHILLS
COUNTY

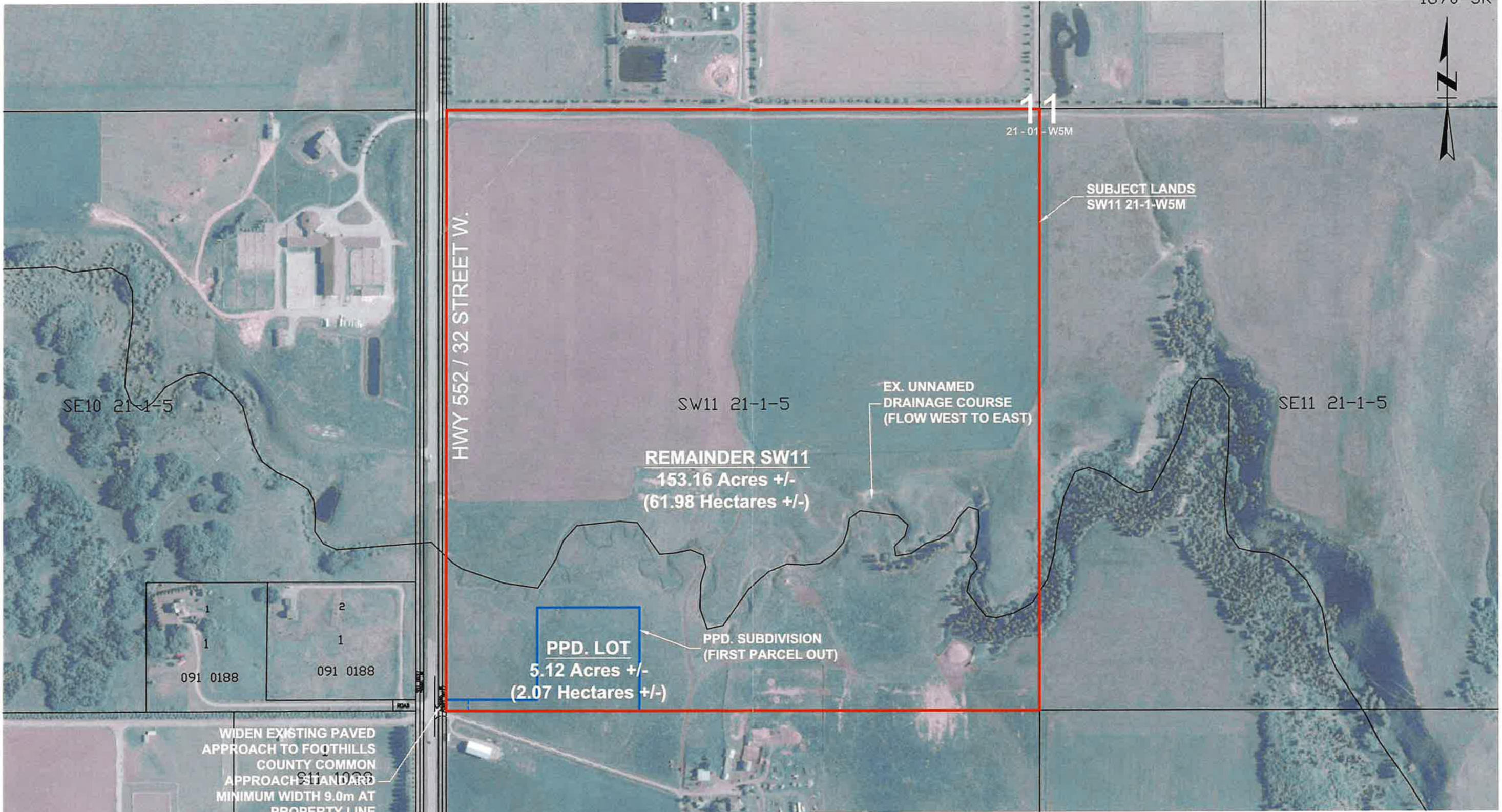
Cole Lands
Proposed Subdivision



WITHIN SW 11 - 21 - 1 - W5M EX. CONTOURS - SUBJECT

BADKE
CONSULTING Ltd.

DRAWN: BJB	DATE: MARCH 2025
CHK'D: JDB	DWG. 3 REV. -
FILE #: 1723.25	



FOOTHILLS COUNTY		Cole Lands Proposed Subdivision	
HORIZONTAL SCALE: 1:5000 0 25 50 100 200 300 m		WITHIN SW 11 - 21 - 1 - W5M	ORTHOPHOTO - SUBJECT
BADKE CONSULTING Ltd.		DRAWN: BJB CHKD: JDB FILE #: 1723.25	DATE: MARCH 2025 DWG. 2 REV. -