



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 \$ 2,900 shall accompany this application.

Date Received: March 21 / 23 Receipt No. 393609
March 26/24

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Antonia Goudy
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
ANDREW ULMER with TERRADIGM CONSULTANTS INC. to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the SW 1/4 sec. 21 twp. 20 range 28 west of 4 meridian.
Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____

TO: (Choose One)

- Redesignate from _____ to _____
- Amend the Land use Bylaw by CR to allow for subdivision

Size of existing parcel(s) 8.08 hc (20.0 acres) Size of proposed parcel(s) 6.12ac, 5.43ac, 3.60ac, 3.60ac

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

To allow for subdivision into a total of 4 lots, with the intent to sell the lots for residential homes.

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 February 22, 2024

Signed _____

Landowner Information

Phone No. _____

Address: _____

Agent Information

Phone No. _____

Address: _____

I consent to receive documents by email: ___ Yes ___ No

Email Address: _____

I consent to receive documents by email: X Yes ___ No

Email Address: _____

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.

February 22, 2024

Date

Signature of ~~Owner~~ Agent

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

If yes, please clarify:

Be aware of domestic animals when driving in.

****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.

Foothills County
309 Macleod Trail, Box 5605
High River, AB T1V 1M7

RE: Application Status – File #23R017

March 20, 2024

We are pleased to submit this application for an amendment to the Land Use Bylaw our client Antonia Goudy, the Owner of the Property legally described as;

THE WEST 660 FEET OF THE SOUTH 1320 FEET OF THE SOUTH WEST QUARTER
CONTAINING 8.09 HECTARES (20 ACRES) MORE OR LESS
EXCEPTING THEREOUT: THE ROAD WIDENING ON PLAN 4267JK CONTAINING
.206 HECTARES (0.51) OF AN ACRE, MORE OR LESS
ATS REFERENCE: NE-16-26-1-W05M

Context / Proposed Use

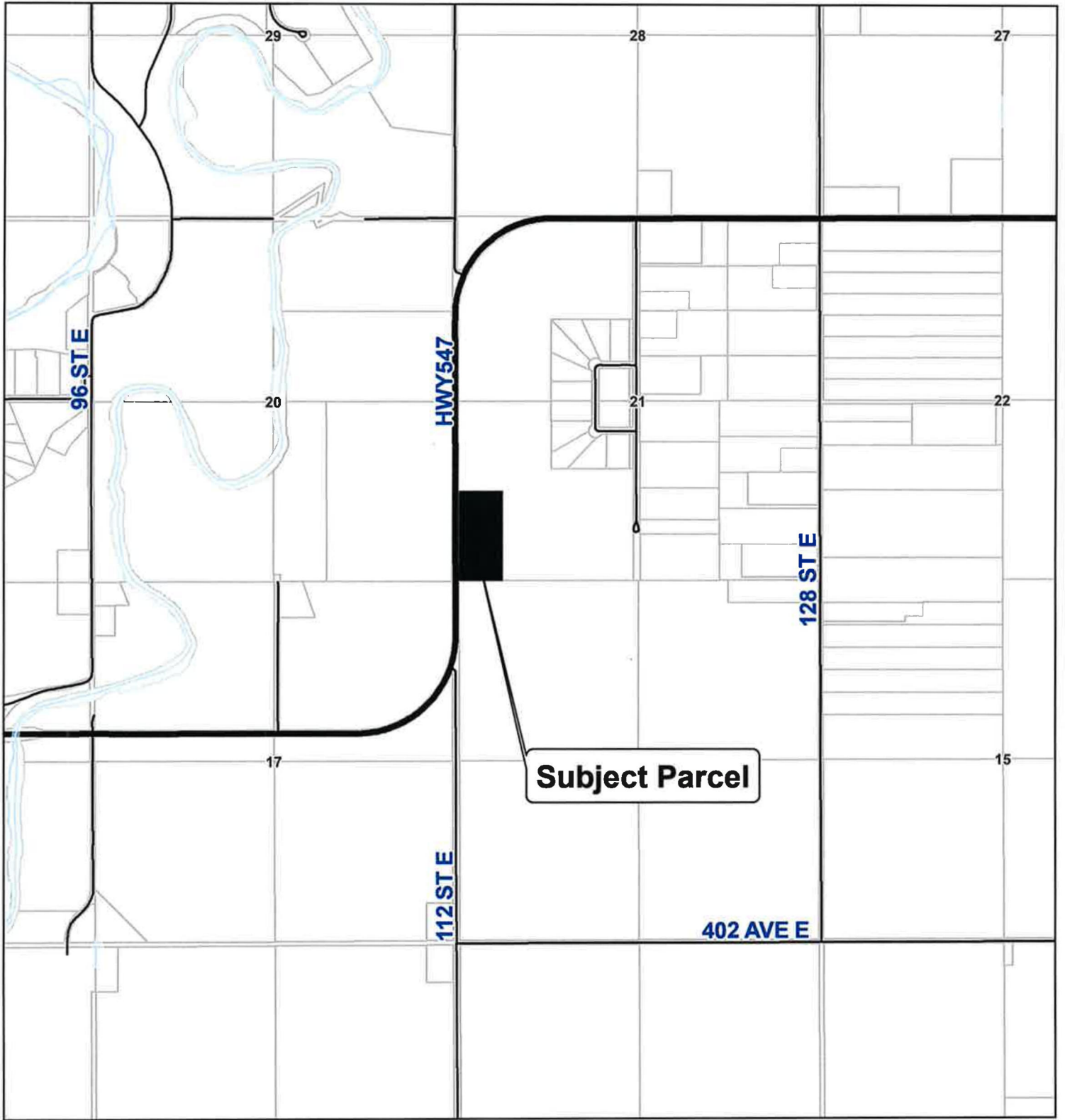
The parcel is currently designated as CR and is currently being used as a residence. The owner would like to amend the Land Use Bylaw to allow for subdivision, in order to sell the new proposed lots. An application was originally submitted on March 20, 2023 that proposed two additional lots. After consideration the owner decided it would be more financially beneficial to further subdivide to gain three additional lots – that is what the revised application proposes.

The existing house and accessory buildings would remain and are shown within 'Lot 4' on the site plan. No changes or other development are proposed for this lot.

A water body is noted in southern portion of the property. No environmental reserve easement has been considered at this time, as there are no plans to develop that area. The water body is located within "Lot 4" which hosts the existing buildings, as such no new development, houses or buildings are proposed on the lot or around the water body.



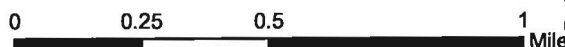
Location Map SW 21-20-28 W4M



Legend

-  Roads
-  Highway
-  Parcels
-  Subject Parcel

Date: 2024-04-16



This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources include Municipal Records and AltaLIS.
Foothills County 2024

PROJECT NAME
2322 - GOUDY SD

CLIENT
GOUDY

TITLE
LAND USE AMENDMENT APP

MUNICIPAL ADDRESS
N/A

LEGAL ADDRESS
SW-21-20-28-W04M

DATE
2024-FEB

LAND USE
CR

LEGEND

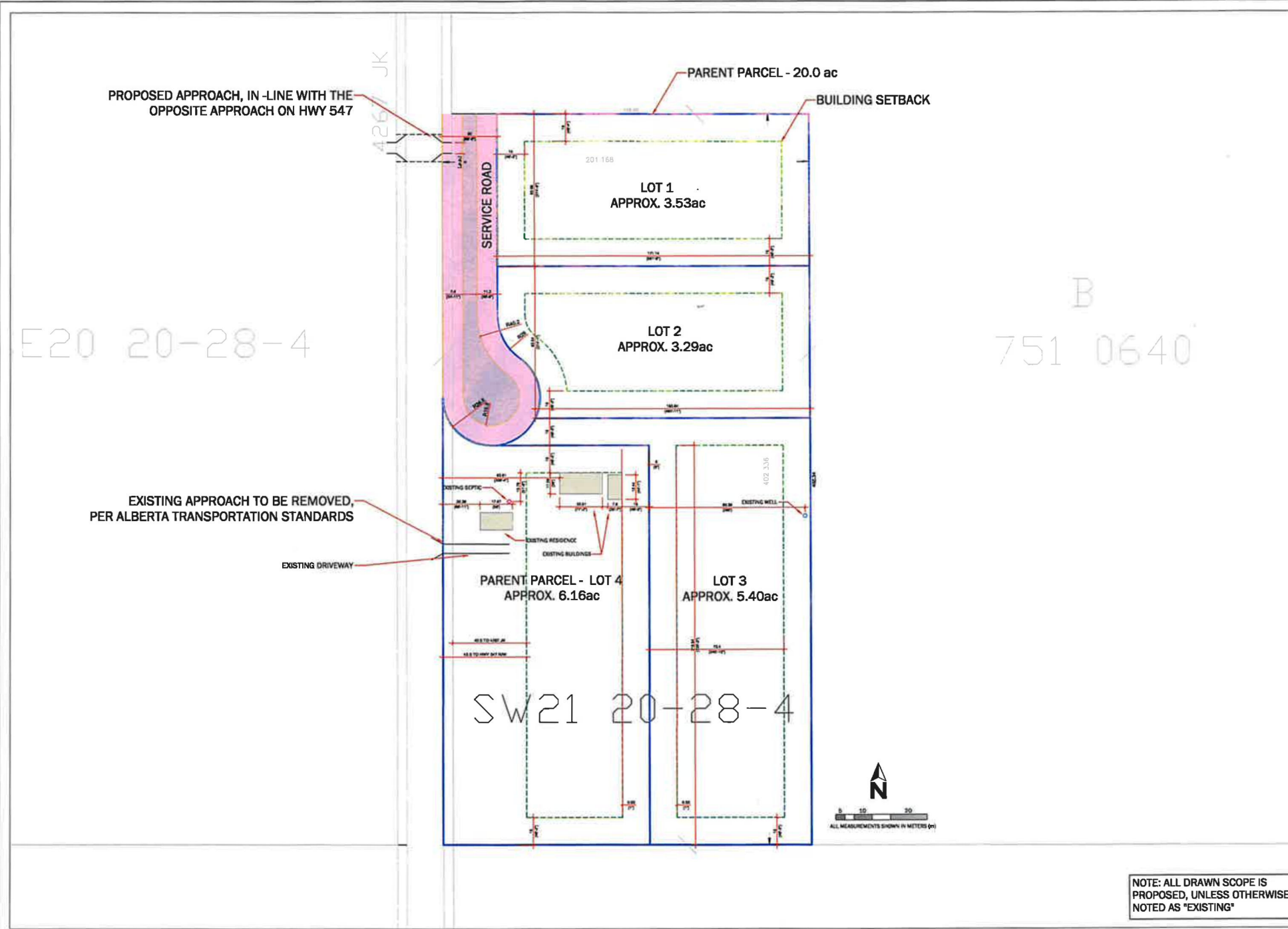
- MAIN PARCEL
8.69 ha (20.9 ac)
- PROPOSED LOTS
- PROPOSED SERVICE ROAD
- SETBACK

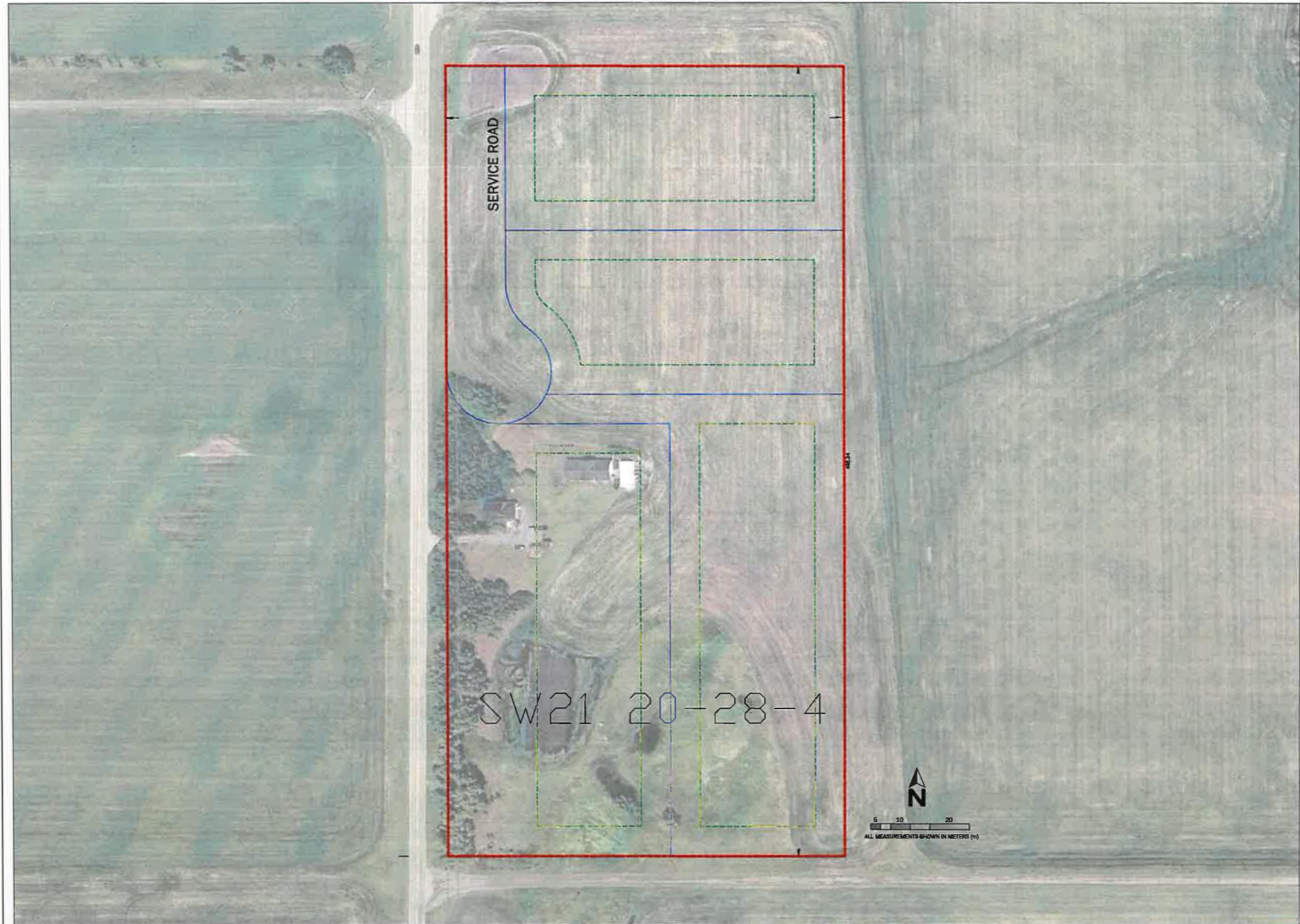
REVISIONS

REV	DESCRIPTION	DATE
00	LU AMENDMENT APP	2024-FEB-22
01	MD COMMENTS	2024-MAR-20

PAGE TITLE
SITE PLAN

PROJECT & SHEET NO.
2322 - 2.0





PROJECT NAME		2322 - GOUDY SD	
CLIENT		GOUDY	
TITLE		LAND USE AMENDMENT APP	
MUNICIPAL ADDRESS		N/A	
LEGAL ADDRESS		SW-21-20-28-W04M	
DATE	LAND USE		
2024-FEB	CR		
LEGEND			
	MAIN PARCEL	8.99 ha (28.9 ac)	
	PROPOSED LOTS		
	PROPOSED SERVICE ROAD		
	SETBACK		
REVISIONS			
REV	DESCRIPTION	DATE	
00	LU AMENDMENT APP	2024-FEB-22	
01	MD COMMENTS	2024-MAR-20	
PAGE TITLE			
PARCEL VIEW			
PROJECT & SHEET NO.			
2322 - 1.0			



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 592 630 4;28;20;21;SW 201 018 488

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 20
SECTION 21
THE WEST 660 FEET OF THE SOUTH 1320 FEET OF THE SOUTH WEST QUARTER
CONTAINING 8.09 HECTARES (20 ACRES) MORE OR LESS
EXCEPTING THEREOUT: THE ROAD WIDENING ON PLAN 4267JK CONTAINING
.206 HECTARES (0.51) OF AN ACRE, MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 092 166

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 018 488	27/01/2020	TRANSFER OF LAND	\$475,000	\$475,000

OWNERS

ANTONIA GOUDY
[REDACTED]
[REDACTED]
[REDACTED]

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2780KR	20/05/1970	INSTRUMENT "DEFERRED RESERVE COVENANT"
761 060 168	13/05/1976	UTILITY RIGHT OF WAY GRANTEE - SUNSHINE GAS CO-OP LTD.
201 018 489	27/01/2020	MORTGAGE

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

MORTGAGEE - SCOTIA MORTGAGE CORPORATION.
THE BANK OF NOVA SCOTIA, 300 1110 PANATELLA BLVD
CALGARY
ALBERTA T3K0S6
ORIGINAL PRINCIPAL AMOUNT: \$469,300

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF
OCTOBER, 2023 AT 11:22 A.M.

ORDER NUMBER: 48715568

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).