



Subdivision Application

Foothills County

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

www.foothillscountyab.ca

This form is to be completed in full wherever applicable by the registered owners of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.

FOR OFFICIAL USE ONLY			
Date of Receipt: <u>June 29/23</u>	Date Deemed Complete: <u>June 29/23</u>	Roll #: <u>2028225040</u>	
Fees Submitted: <u>\$3000.00</u>	Receipt No.: <u>#398373</u>	File No.: <u>F2028-22NW</u>	<u>23-24 F021</u>

1. NAME OF REGISTERED OWNERS OF LAND TO BE SUBDIVIDED:

Robert Laird and Wendy Laird

Address [REDACTED] Postal Code [REDACTED]

Home Phone [REDACTED] Business Phone [REDACTED]

I consent to receive documents by email: Yes No Email Address: [REDACTED]

2. NAME OF AUTHORIZED PERSON ACTING ON BEHALF OF REGISTERED OWNER(S) (IF ANY):

Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

Address 321 - 259 Midpark Way SE Calgary, AB Postal Code T2X 1M2

Home Phone [REDACTED] Business Phone 403.880.8921

I consent to receive documents by email: Yes No Email Address: Kristi@twppanning.com

I (We) [REDACTED] hereby authorize [REDACTED] to act on my (our) behalf on matters pertaining to this application for subdivision.

please refer to attached agency agreement

Signature of Landowner(s)	Date	Signature of Landowner(s)	Date
---------------------------	------	---------------------------	------

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:

All/part of the NW 1/4 Sec. 22 Twp. 20 Range 28 West of 4 Meridian.

Being all/parts of Lot [REDACTED] Block 1 Reg. Plan No. 402LK C.O.T. No. 001044942

Total area of the above parcel of land to be subdivided +/- 2.023 hectares (+/- 5.0 acres).

Municipal Address (if applicable) [REDACTED]

4. LOCATION OF LAND TO BE SUBDIVIDED:

- a. The land is situated in Foothills County.
- b. Is the land situated immediately adjacent to the municipal boundary? Yes No
If Yes, the adjoining municipality is [REDACTED]
- c. Is the land situated within 1.6 kilometres (1 mile) of the centre line of a Highway right of way?
Yes No If Yes, the Highway is No. 547
- d. Does the proposed parcel contain or is adjacent to a river, stream, lake or other body of water, or by a drainage ditch or canal? Yes No If Yes, state its name [REDACTED]
- e. Is the land within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes No
- f. Are there any oil or gas wells or pipelines on or within 100 metres of the land? Yes No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED:

- a. Describe existing use of the land as classified under a land use bylaw CR - Country Residential
- b. Describe proposed use of the land as classified under a land use bylaw CR - Country Residential *unchanged
- c. Number of new parcels being created One (1)
- d. Size of parcels being created +/- 5.0 acres (2.023 ha) / +/- 20.3 acres (8.21 ha)

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat with gentle rolling running west to east
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) mixed

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED:

Describe any building, historical or otherwise and any structures on the land and whether they are to be demolished or moved:
Existing residence and three existing accessory buildings will remain on the balance lands.

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal: The newly created parcel will be serviced by an individual well and septic system.

9. REGISTERED OWNER(S) OR PERSON ACTING ON HIS /HER BEHALF:

I/We, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. hereby certify that

- I/We are the registered owner(s), or
- I/We are authorized to act on behalf of the registered owner(s)

and that the information given on this form is full and complete and is, to the best of my/our knowledge, a true statement of the facts relating to this application for subdivision.

Address 321 - 259 Midpark Way SE, Calgary, AB T2X 1M2

Signed _____

Date: 23 May 2023 Phone No. 403.880.8921

RIGHT OF ENTRY

I/We, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. hereby authorize Foothills County to enter my/our land for the purpose of conducting a site inspection in connection with my/our application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature of Registered Owner(s) Agent

THIS SECTION FOR OFFICIAL USE

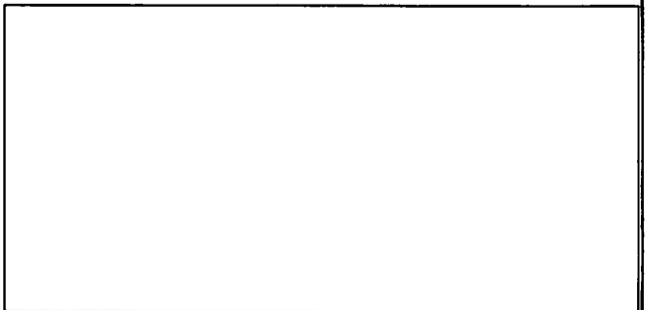
Decision _____

The reasons for refusal or conditions of approval are attached.

Date _____

Signed _____

(Authorized Officer of Approving Authority)



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 FOIP Coordinator at 403-652-2341.

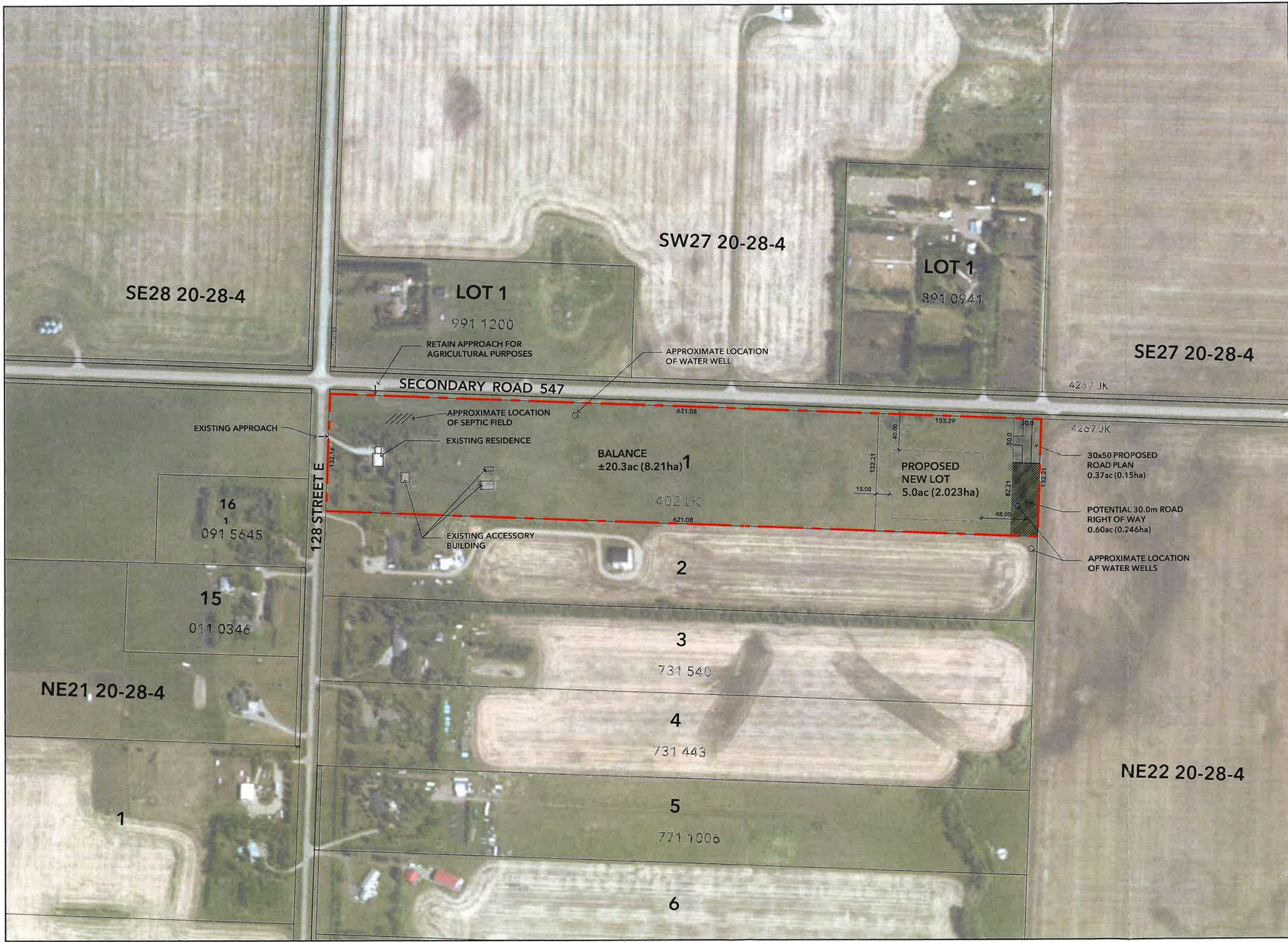
CLIENT
Robert Laird

PROJECT NUMBER
23-015

LEGAL ADDRESS
Plan 402LK, Block 1
NW 22-20-28 W4M

DATE
May 17 2023

Subject Site Area
26.27ac (10.60ha)



SUBDIVISION APPLICATION
NEW 5.0ac PARCEL

SCALE
1:4000

SHEET
S1
SITE PLAN

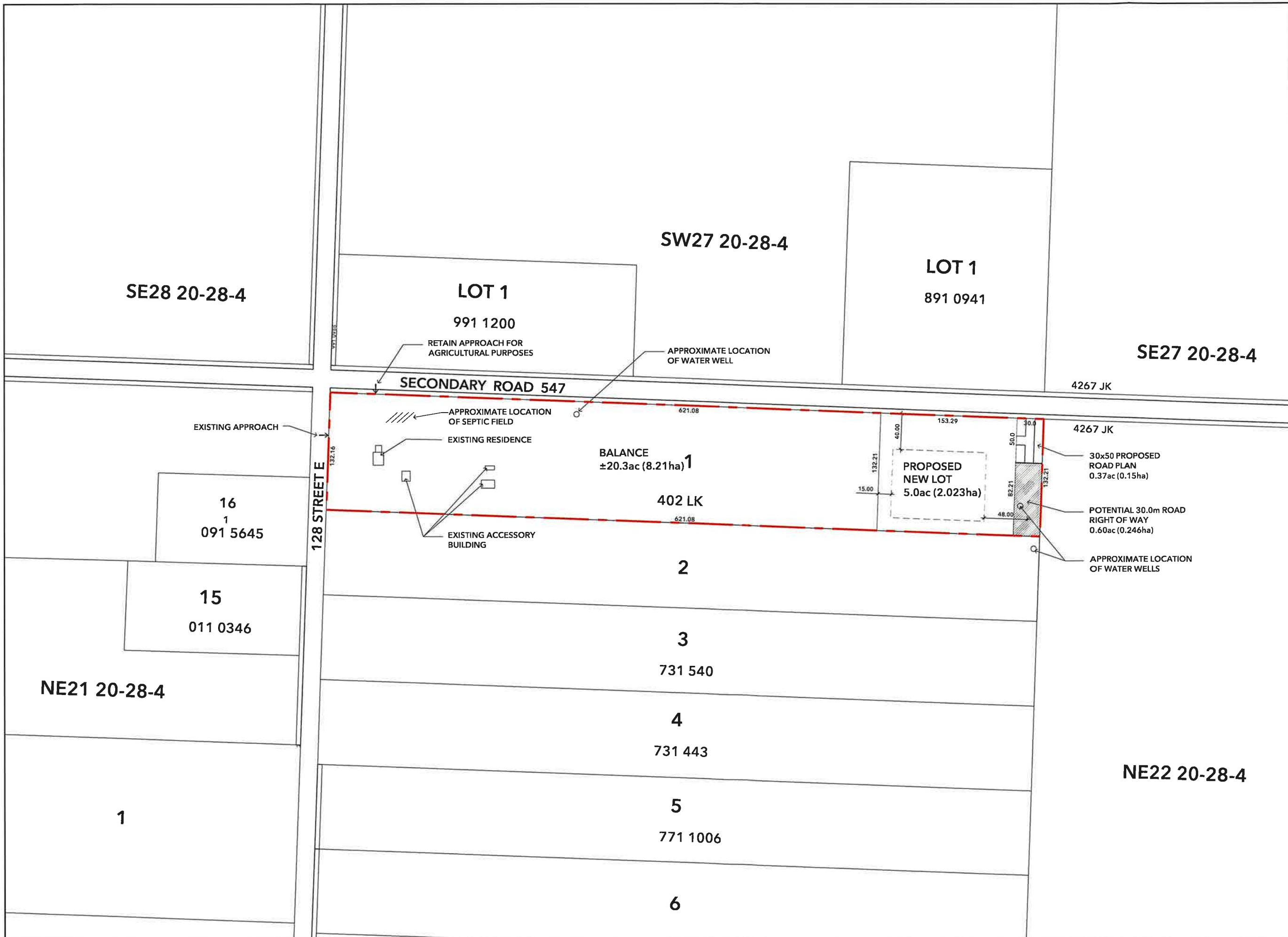
CLIENT
Robert Laird

PROJECT NUMBER
23-015

LEGAL ADDRESS
Plan 402LK, Block 1
NW 22-20-28 W4M

DATE
May 17 2023

Subject Site Area
26.27ac (10.60ha)



SUBDIVISION APPLICATION
NEW 5.0ac PARCEL

SCALE
1:4000

SHEET
S1
SITE PLAN

321-259 Midpark Way SE
Calgary, AB T2X 1M2

Phone: 403.880.8921
TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

RECEIVED

JUN - 8 2023

02/06/23

ATTN: Samantha Payne, Planning Coordinator

RE: Application for Subdivision to allow for the creation of one (1) new CR parcel (+/- 5.00 ac) for land legally described as Plan 402LK, Block 1 NW 22-20-28 W4M (+/- 26.27 ac) in Foothills County.
Landowners: Robert and Wendy Laird

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Subdivision Application:

- The formal application for Subdivision to allow for the creation of one (1) new CR lot;
- The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowners;
- A credit card authorization for the subdivision fee of \$3000.00 (\$100 filing fee + \$2000 Appeal fee + \$900 application fee);
- A copy of the abandoned well map and declaration, showing no abandoned wells in the immediate vicinity; and
- A copy of the current Certificate of Title; and
- A copy of the site plan with and without air photo.

To assist the Planning Department with the evaluation of this application we offer the following:

The subject parcel to be subdivided follows along highway 547 and consists of +/- 5.0 acres of the eastern most portion of the subject site. The subject parcel contains a robust tree buffer on the east portion of the site. Per County recommendations, the proposed approach contains a 30 x 50 hammerhead turn around along the northeast boundary of the parcel that leads to the building envelope.

Previously, this parcel was subject to, and completed, a redesignation to RH-5 and a water well was drilled on the site in support of the parcel in support of that application. The water well falls within the potential 30m future road dedication being suggested along the east boundary. Additionally, the neighbor to the immediate south has a water well directly within the NE corner of his property and it would be right in the middle of a potential future road dedication should this acquisition be required.

The landowners had previously applied for a subdivision of this parcel that was approved on June 25, 1998. The application reflected the intention of this application being re-submitted, however the conditions of approval were not met during the allowable timer period.

Following discussion with Planning Administration, the landowners agree to:

- Provide a current pump test and hydrology report associated with the water well that is installed on-site;
- Payment of the Community Sustainability Fee;
- Payment of Cash-in-lieu of Public Reserve set by the County;
- Consideration of the 30 x 50 hammerhead proposal to Alberta Transportation and Economic Corridors and associated amendments per their advice and direction; and

- Provide a Private Septic Treatment System test, and Storm Water Management Plan and Engineered building envelope to be provided for the proposed +/- 5.0 acre parcel, prepared by a professional engineer to the satisfaction of the Public Works Department.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.

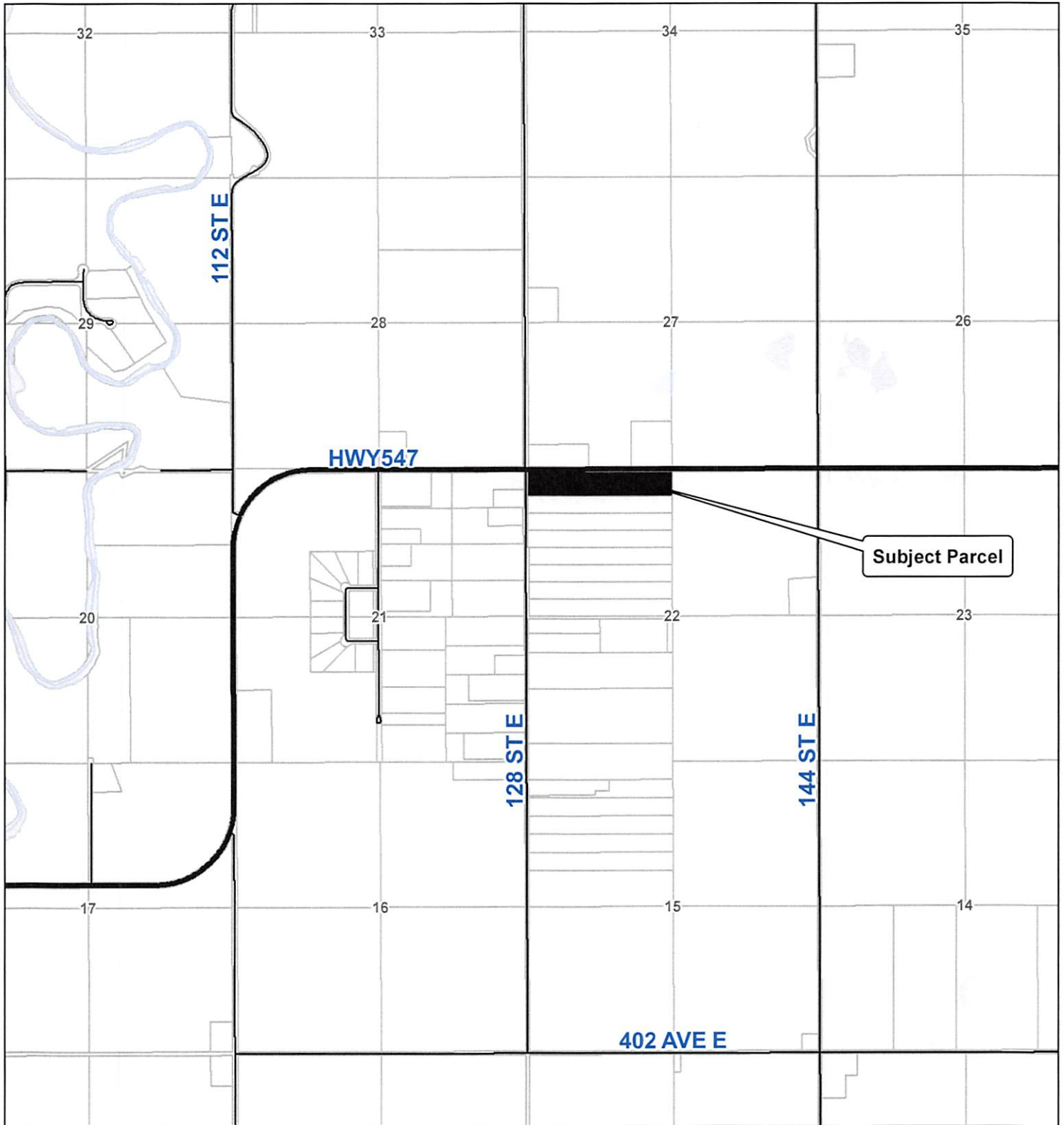


Kristi Beunder, B.A., M.E.Des.
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: *Robert and Wendy Laird – Landowners*



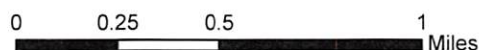
Location Map NW 22-20-28 W4M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2023-06-29

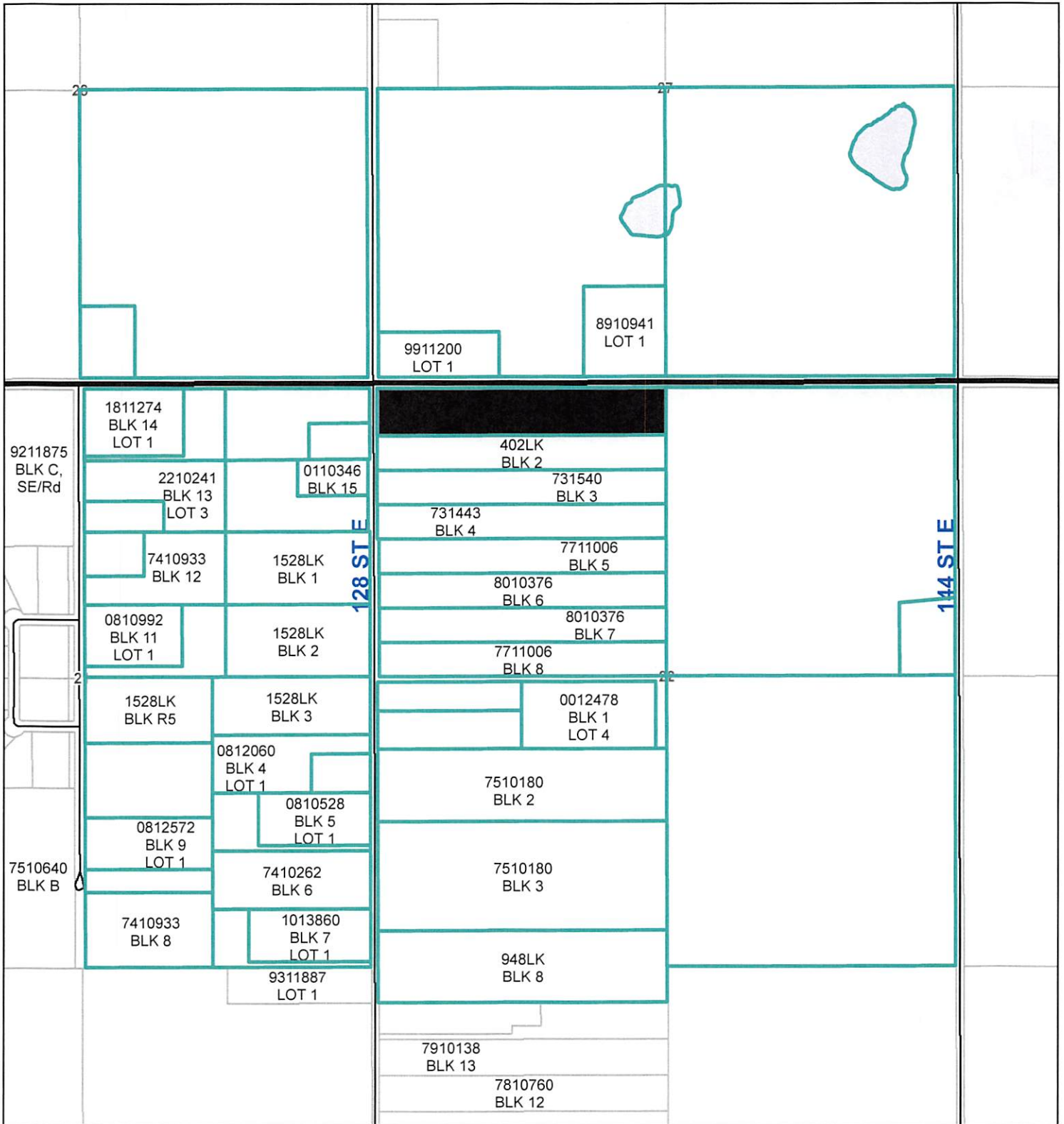


This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading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

Data Sources Include Municipal Records and AltaLIS.
© Foothills County 2023



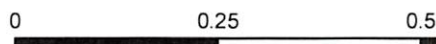
Adjacent Map NW 22-20-28 W4M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2023-06-29



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 Atlas, Miles



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 408 963 402LK;1 001 044 942

LEGAL DESCRIPTION
PLAN 402LK
BLOCK 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 10.6 HECTARES (26.27 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;20;22;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 931 135 288

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
001 044 942	17/02/2000	TRANSFER OF LAND	\$235,000	NOMINAL

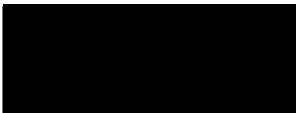
OWNERS

ROBERT LAIRD

AND

WENDY LAIRD

BOTH OF:



AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
3705LE	15/11/1971	CAVEAT CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
871 057 803	13/04/1987	UTILITY RIGHT OF WAY GRANTEE - SUNSHINE GAS CO-OP LTD.
041 443 855	23/11/2004	MORTGAGE MORTGAGEE - CO-OPERATIVE TRUST COMPANY OF CANADA. 333-3RD AVENUE, NORTH SASKATOON SASKATCHEWAN S7K2M2 ORIGINAL PRINCIPAL AMOUNT: \$174,700

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 18 DAY OF APRIL, 2023 AT 05:29 P.M.

ORDER NUMBER: 47004500

CUSTOMER FILE NUMBER: Laird BD



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).