



# 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](http://www.foothillscountyab.ca)

Email: [planning@foothillscountyab.ca](mailto: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, Stephen Harris, Patti Harris

*Name of Registered Owner (please print)*

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

\_\_\_\_\_ to act as agent in the matter.

*Name of Agent (please print)*

## PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the NW 1/4 sec. 31 twp. 22 range 2 west of 5 meridian.

Being all parts of lot \_\_\_\_\_ block 1 Reg. Plan No. 921 2638 C.O.T. No. \_\_\_\_\_

TO: (Choose One)

☒ Redesignate from AGRICULTURAL DISTRICT to COUNTRY RESIDENTIAL DISTRICT

☐ Amend the Land use Bylaw by \_\_\_\_\_

Size of existing parcel(s) 1 PARCEL: 25.1 ACRES Size of proposed parcel(s) 2 PARCELS: 1) 15.1 ACRES 2) 10 ACRES

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

THE REASON FOR THE REDESIGNATION IS TO ALLOW FOR THE FUTURE SUBDIVISION APPLICATION OF 2 NEW COUNTRY

RESIDENTIAL LOTS. LOT ONE BEING 15.1 ACRES AND LOT 2 BEING 10 ACRES.

**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.**

Date May 21, 2025

Signed \_\_\_\_\_

### Landowner Information

Phone No. \_\_\_\_\_

Address: \_\_\_\_\_

I consent to receive documents by email: ☒ Yes ☐ No

Email Address: \_\_\_\_\_

### Agent Information

Phone No. \_\_\_\_\_

Address: \_\_\_\_\_

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

Email Address: \_\_\_\_\_

## Right of Entry

I, being the owner or person in possession of the above described land and any buildings thereon, do hereby authorize any person designated by Foothills County to enter upon the land for the purpose of carrying out the provisions of this application.

May 21, 2025

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.

## **Application for Amendment to Land Use Bylaw: Written Statement and Description**

**March 31, 2025**

**Subject Property Legal Description:  
NW 31-22-2 W5M; Plan 9212638, Blk 1**

The application is for a land use amendment to the 25.1-acre parcel stated above from agricultural land use to Country Residential land use.

If the application for land use amendment to Country Residential is successful, a subdivision Application will be submitted to create one new 10-acre lot. (Therefore 2 lots total, a 10-acre lot and a 15.1-acre lot).

The intention is to retain the existing house and auxiliary buildings on a new 15.1-acre lot and create one new 10-acre lot. The lots will comply with Country Residential bylaws.

My wife and I have resided on the 25.1-acre parcel for approximately 30 years and plan to continue to live on the 15.1-acre lot. We love our property. However, we are now of retirement age and are reorganizing. We have worked with the neighbors and have really thought this through. We have a vested interest in this working out for a new neighbor, so we plan on thoroughly guiding this through to completion. This is something that fits and would like to present it as a revised plan to council.

Other reasons to subdivide a proposed 10-acre lot include the following:

- 1) The property directly south of our property is Country Residential as well as many properties on our street. Having our property redesignated Country Residential fits in with the property adjacent to ours and others on our street.
- 2) The proposed 10-acre lot and the remaining 15 acres are naturally divided by a large boundary line of mature trees. Therefore, subdividing the 10 acres is a very nice fit for the area.
- 3) A 10-acre lot will provide very little increase in density and the 10 acres is large enough to support the quaint country like atmosphere of the whole area.
- 4) The 10-acre parcel already has an excellent functioning water well on it mitigating any need of drilling additional water wells on the lot.
- 5) After consultation with the surrounding neighbors, the proposed entrance road to the 10-acre lot on the site plan has been placed far from any neighbor's driveways mitigating any concerns over privacy and safety. Furthermore, there is no issues with the approach. Public Works has already studied and consented.
- 6) The best location for a new residence on the 10 acres is far from any neighbor's residence mitigating any concerns over privacy.

- 7) We now have less horses and are opening our southern pastures for haying, minimizing loss of haying resulting from the proposed 10-acre subdivision.

In addition, I initially consulted with all immediate neighbors [REDACTED] [REDACTED] to address any thoughts, suggestions and concerns regarding the proposed 10-acre subdivision. The Site Plan is based on the feedback and support I received from my neighbors. I then reviewed the finalized site plan with the neighbors and received their approval. Therefore, the neighbors have expressed support of this 10 -acre subdivision.

[REDACTED]

Stephen Harris

**Appendix A**

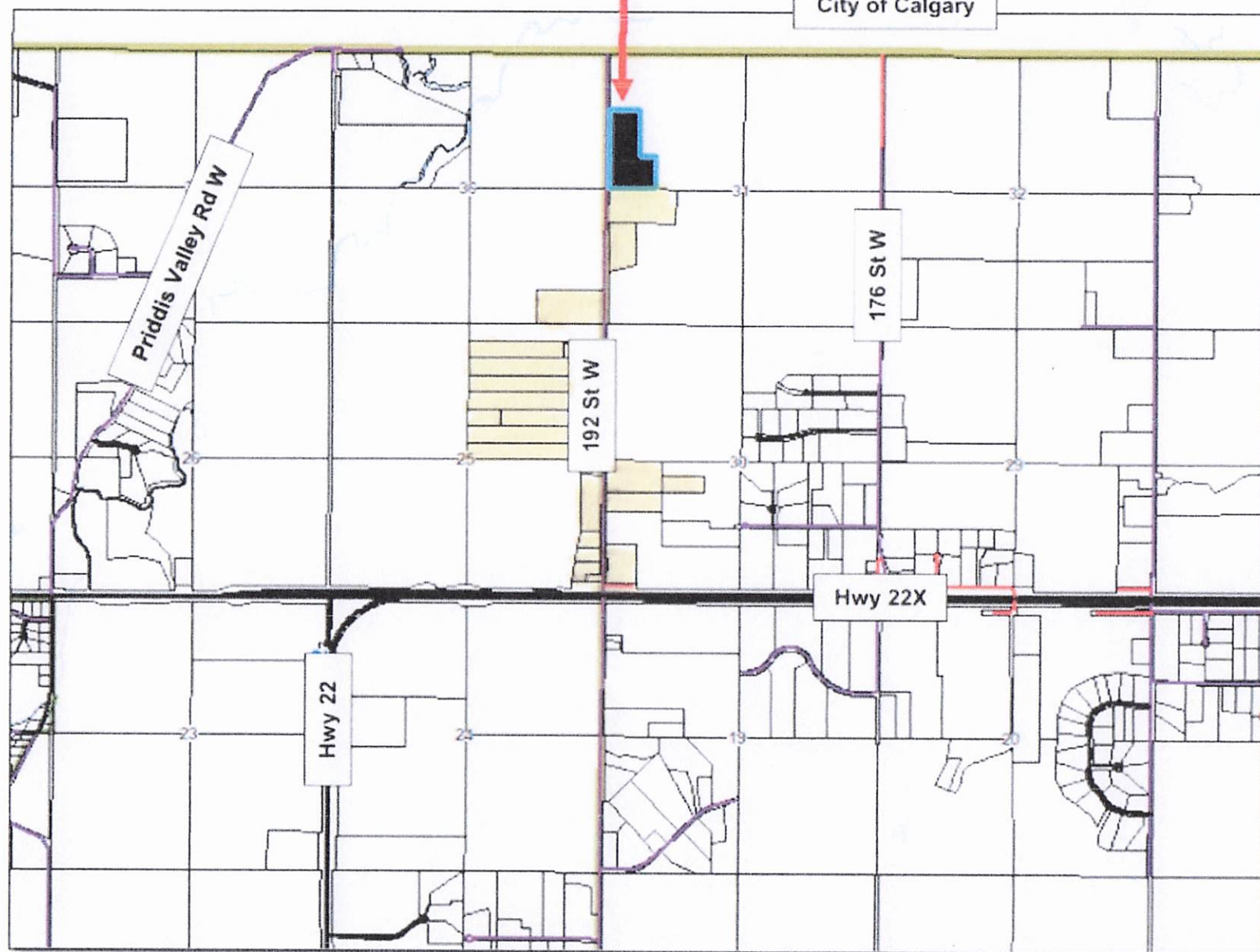
**Land Use Bylaw Map**

**Site Location and surrounding Country Residential land parcels**



Subject Parcel

City of Calgary



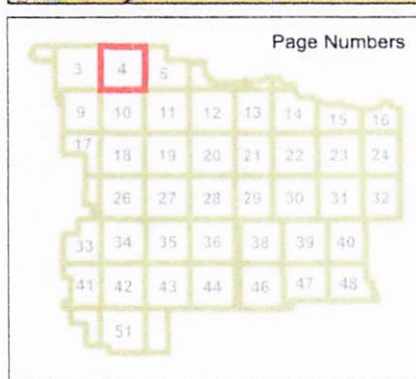
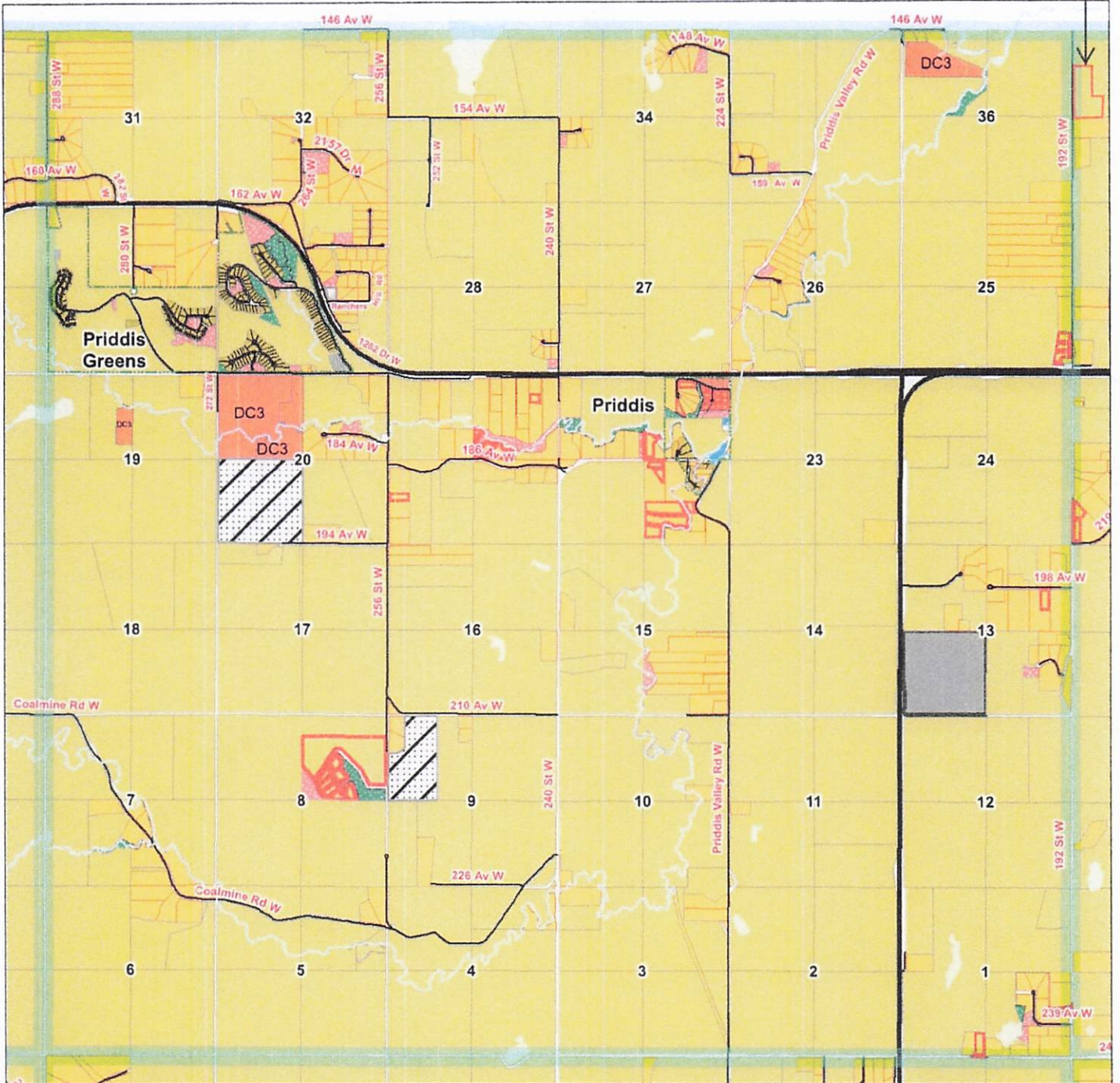




# Foothills County Land Use Map Book

## 22-03

Subject Property



### Legend

- County Roads
- Highways
- In Transition
- A- Agricultural
- AA- Agricultural Sub A
- CMC- Community Commercial
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- FPJ- Federal/ Provincial District
- MR- Municipal Reserve
- PUL- Public Utility
- RC- Residential Community District
- RCA- Residential Community Sub-district "A"
- SD- Service District

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Data Sources Include Municipal Records and Aerials.  
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April 30, 2024

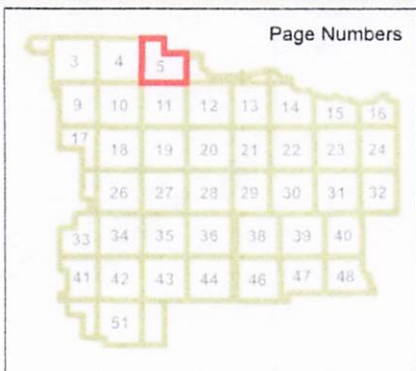
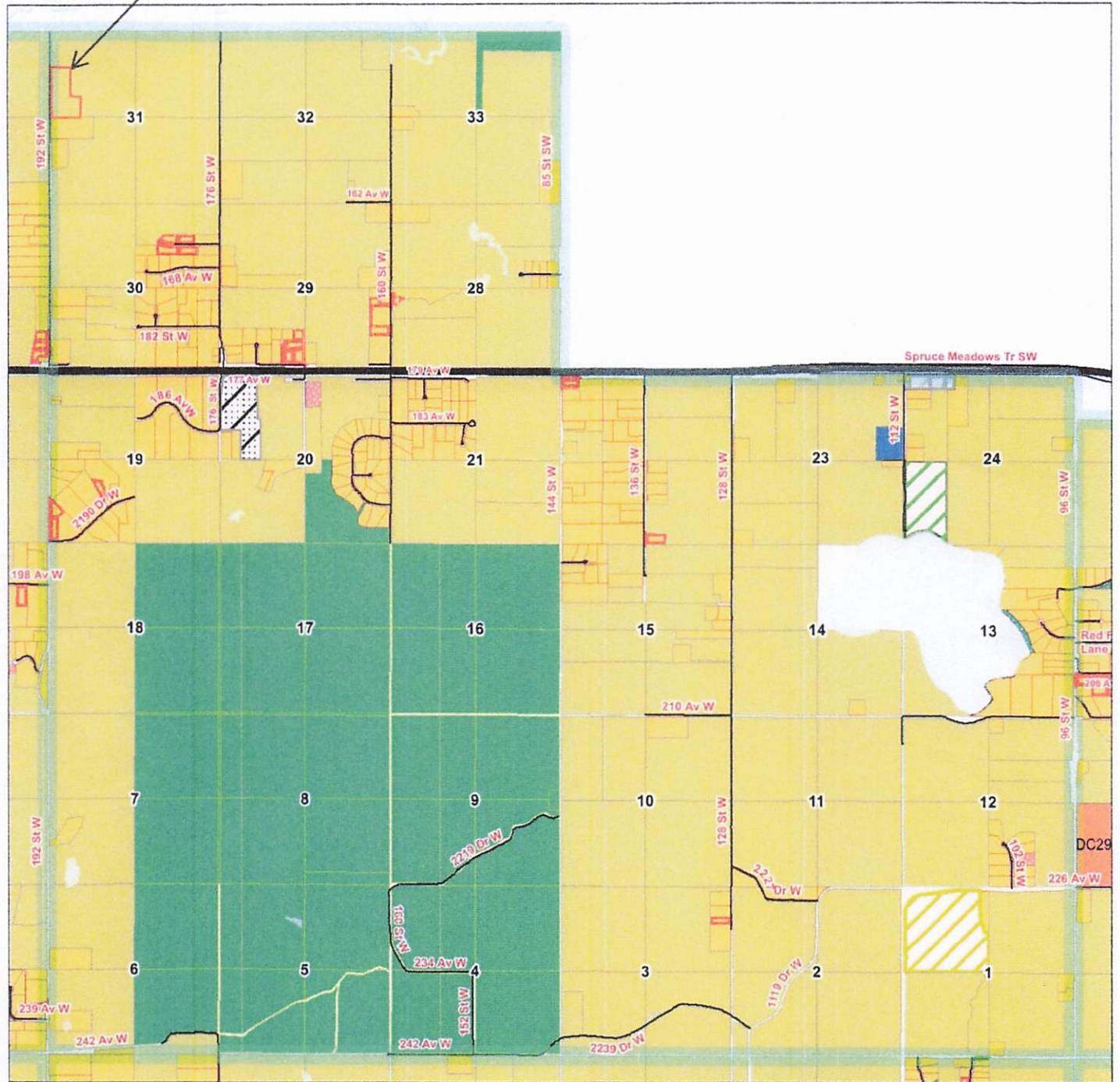


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Subject Property



**Legend**

- County Roads
- Highways
- ▨ In Transition
- A- Agricultural
- AB- Agriculture Business
- CR- Country Residential
- CRA- Country Residential Sub A
- DC - Direct Control
- ER- Environmental Reserve
- EP- Environmental Protection
- OS- Open Space
- MR- Municipal Reserve
- SD- Service District
- SR- School Reserve

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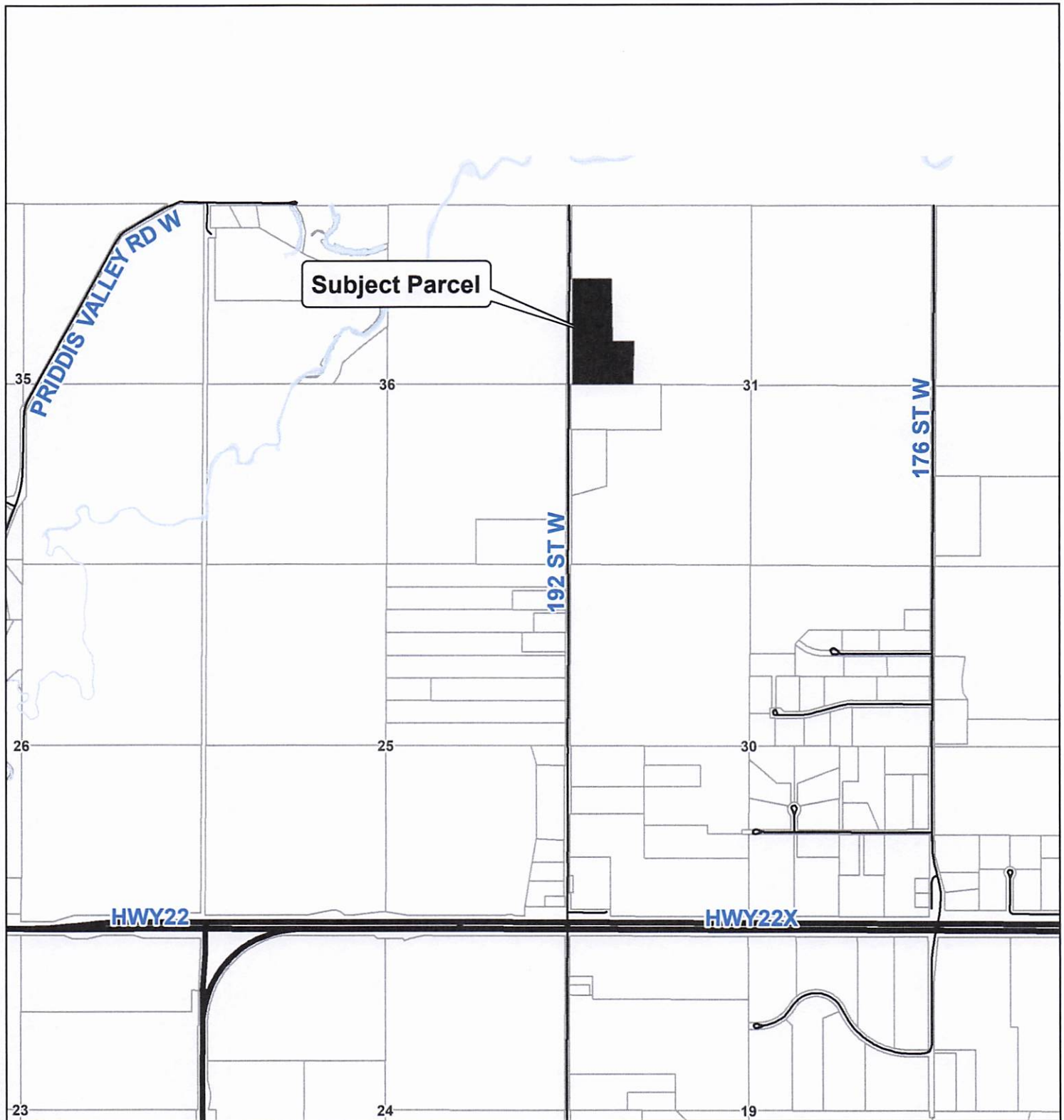
April 30, 2024





# Location Map

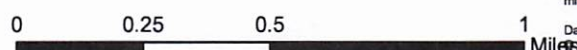
## NW 31-22-02 W5M; Plan 9212638, Block 1



### Legend

- Roads
- ▬ Highway
- ▭ Parcels
- Subject Parcel

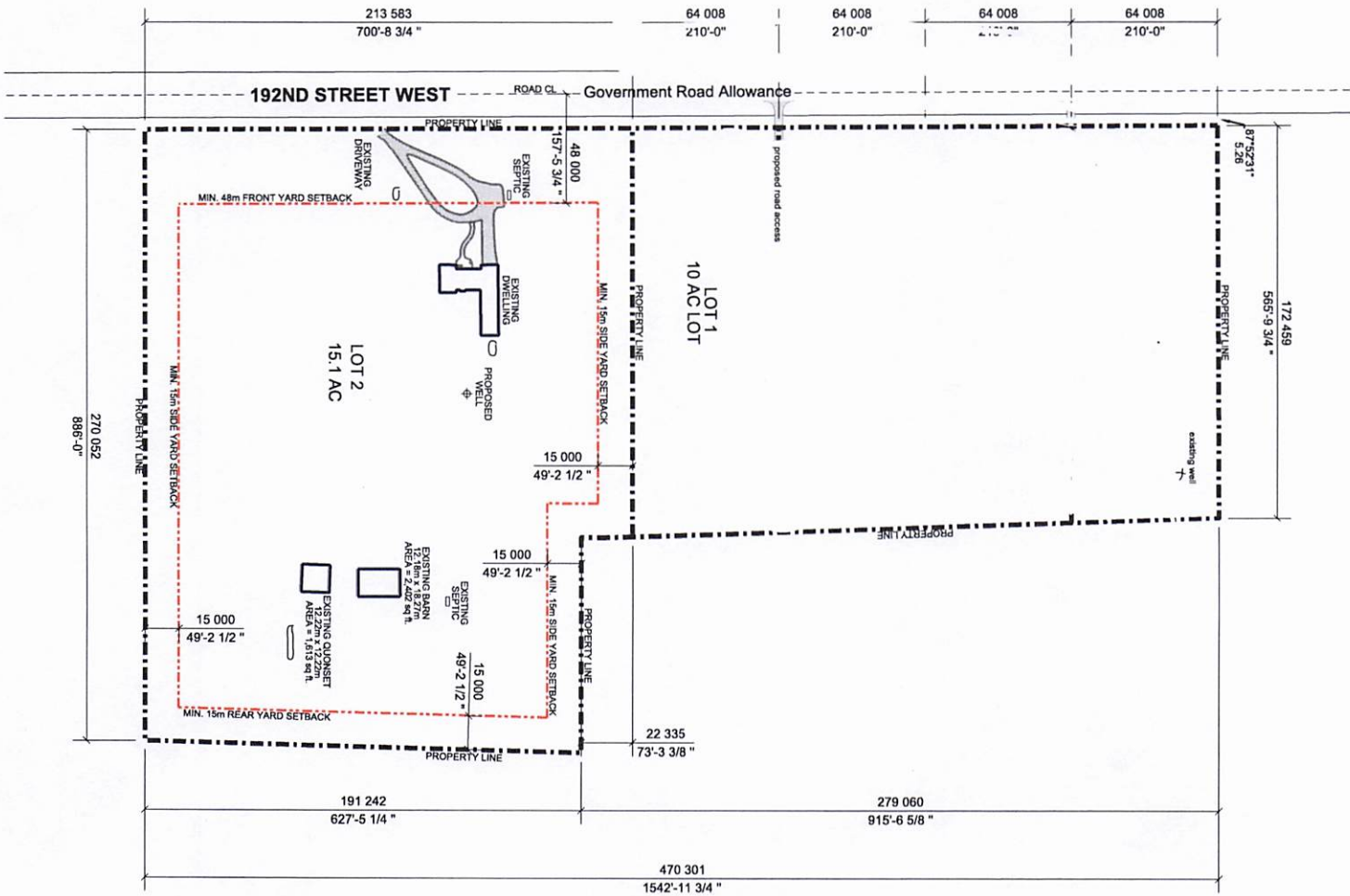
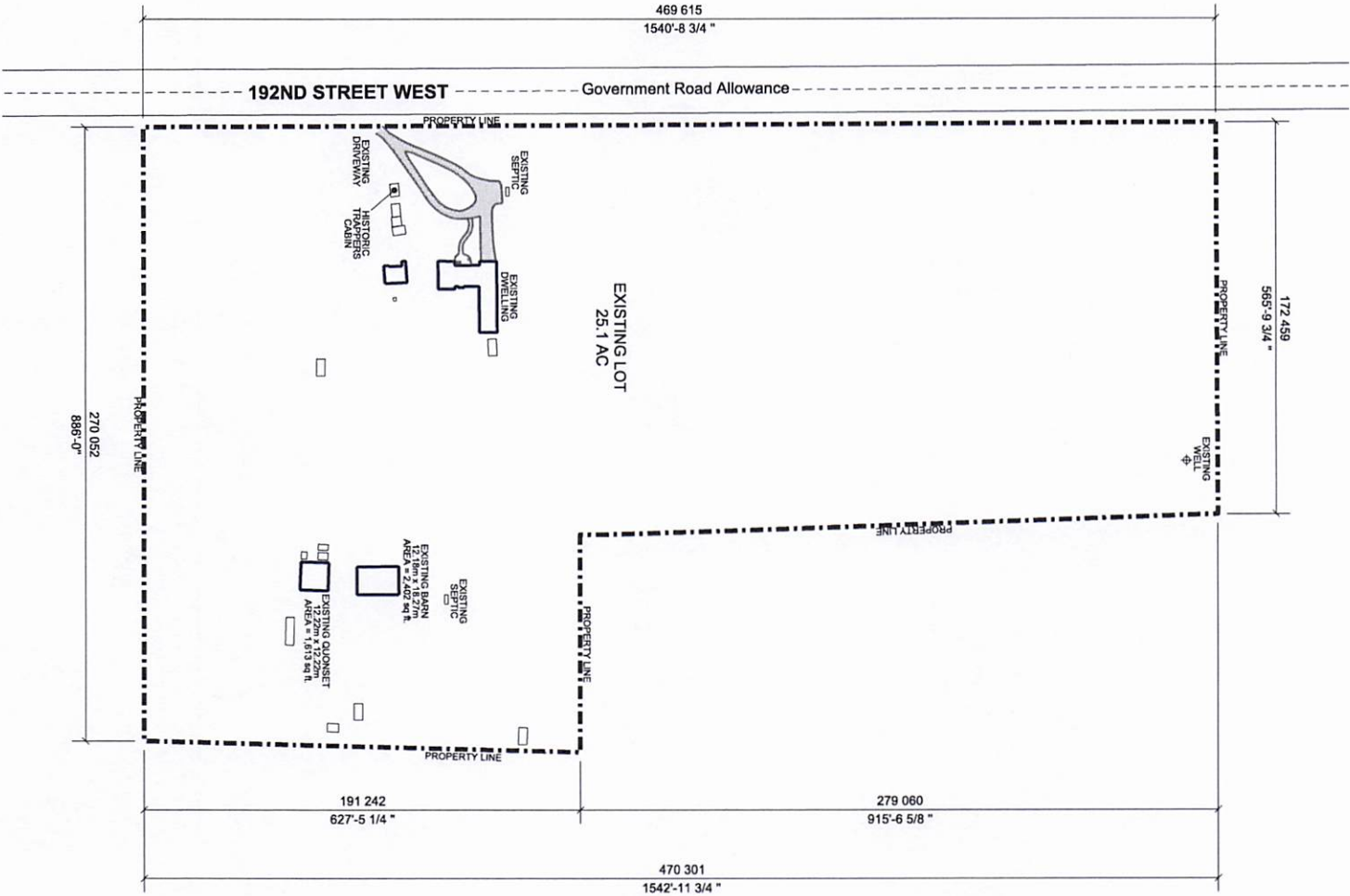
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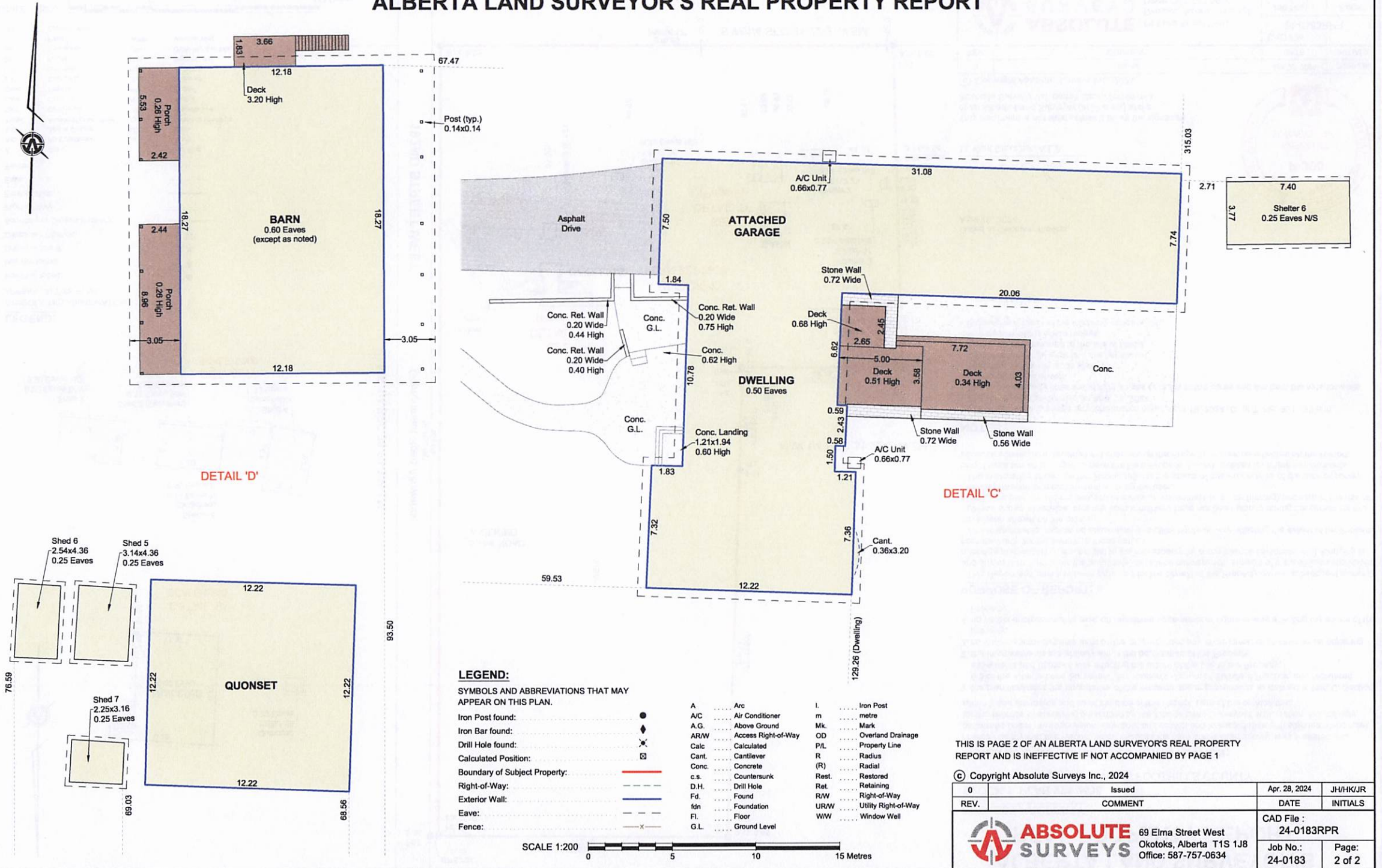
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Data Sources Include Municipal Records and AltaLIS.  
Foothills County 2025

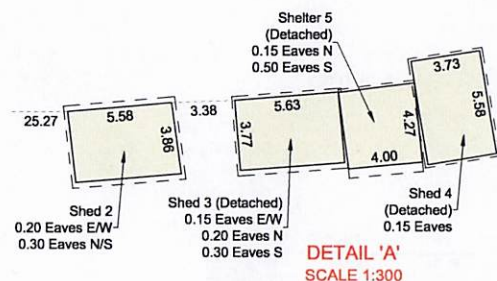




ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT
















**LEGEND:**

SYMBOLS AND ABBREVIATIONS THAT MAY  
APPEAR ON THIS PLAN.

Iron Post found:	
Iron Bar found:	
Drill Hole found:	
Calculated Position:	
Boundary of Subject Property:	
Right-of-Way:	
Exterior Wall:	
Eave:	
Fence:	

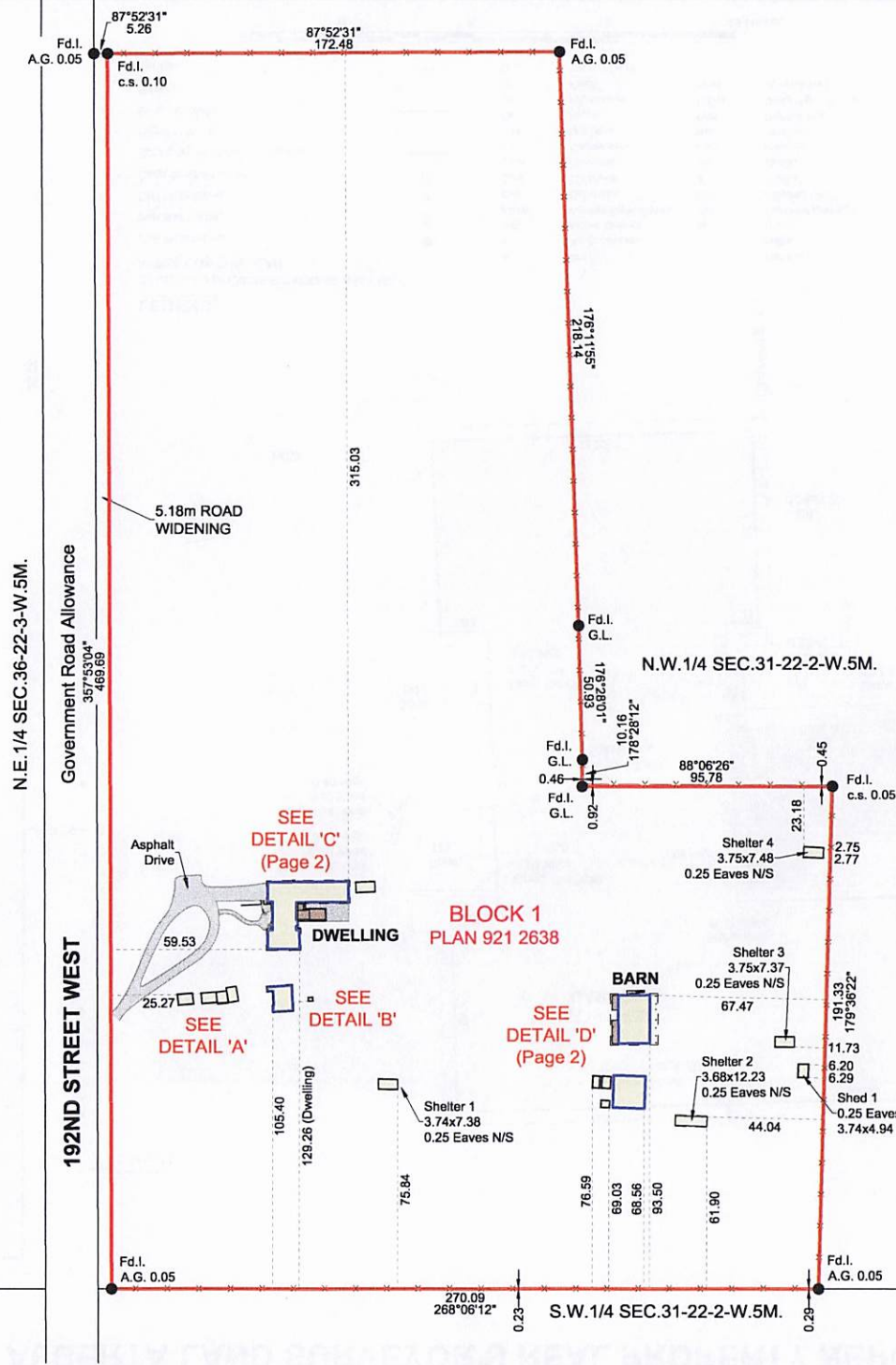
  

A	.....	Arc	I.	.....	Iron Post
A/C	.....	Air Conditioner	m	.....	metre
A.G.	.....	Above Ground	Mk.	.....	Mark
AR/W	.....	Access Right-of-Way	OD	.....	Overland Drainage
Calc	.....	Calculated	P/L	.....	Property Line
Canf.	.....	Cantilever	R	.....	Radius
Conc.	.....	Concrete	(R)	.....	Radial
c.s.	.....	Countersunk	Rest.	.....	Restored
D.H.	.....	Drill Hole	Ret.	.....	Retaining
F.d.	.....	Found	R/W	.....	Right-of-Way
fdn	.....	Foundation	UR/W	.....	Utility Right-of-Way
FL	.....	Floor	W/W	.....	Window Wall
G.L.	.....	Ground Level			

SCALE 1:2000



0 50 100 150 Metres



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

**SUBJECT PROPERTY:**

BLOCK 1, PLAN 921 2638  
146112 192ND STREET WEST, FOOTHILLS COUNTY

**ALBERTA LAND SURVEYOR'S CERTIFICATION:**

I hereby certify that this Report, which includes the plan and related survey, was prepared and performed under my supervision, direction, and control and in accordance with standards and rules for the practice of surveying prescribed by the Alberta Land Surveyors' Association. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundaries of the Property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property.

**PURPOSE OF REPORT:**

This Report and plan has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose(s) of (a land conveyance, support of a subdivision application, a mortgage application, a submittal to the municipality for a compliance certificate, etc). Copying is permitted only for the benefit of those parties.

Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the plan.


Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the Property will not be reflected on the Report.

**NOTES :**


- Title Information is based on a title search dated April 19, 2024, C. of T. No. 991 093 606.
- The survey was performed on April 23, 2024.
- Ties to the property lines are at right angles or radial to the curve and are from the exterior walls unless otherwise shown.
- Perimeter Fences exist as shown.
- Interior fences may exist and are not shown.
- Eaves are dimensioned to the line of fascia.
- All measurements are in metres.
- Property is subject to the following instruments:
  - none applicable

Dated at Okotoks, Alberta,  
April 28, 2024.

  
M. Kent Croucher, A.L.S.

This document is not valid unless it bears the signature of an Alberta Land Surveyor (in blue ink) and a Absolute Surveys Inc. permit stamp (in red ink).

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0	Issued	Apr. 28, 2024	JH/HK/JR
REV.	COMMENT	DATE	INITIALS
 <b>ABSOLUTE</b> <b>SURVEYS</b>		CAD File : 24-0183RPR	
		Job No.: 24-0183	Page: 1 of 2