

110-259 Midpark Way SE | Phone: 403.880.8921
Calgary, AB T2X 1M2 | TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

June 12, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for a Land Use Bylaw Amendment to facilitate a land use redesignation from the Agricultural District to Country Residential District to allow for the future subdivision of six (6) new Country Residential – CR parcels (± 6.94 ac to ± 8.06 ac in size) for the land legally described as Lot 4, Block 2, Plan 0513416, NW-32-22-3 W5M (± 152.42 ac) within Foothills County.

Landowner: Gerhard Silvis

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Bylaw Amendment Application:

- The formal Application for Land Use Redesignation from Agricultural District to Country Residential District to allow for the creation of six (6) new Country Residential - CR parcels (± 6.94 ac to ± 8.06 ac in size) with a balance Agricultural parcel (± 104.25 ac);
- The Letter of Authorization allowing Township Planning + Design Inc. to act as agent for the landowner(s);
- A Credit Card Authorization for the applicable fee of \$9,100.00 (\$100 filing fee + \$1500 x 6 lots initial application fee);
- A copy of the Abandoned Well Map and Statement;
- A copy of the Real Property Report;
- A copy of the current Certificate of Title (*please note that the title has been transferred to a single owner - Mr. Gerhard Silvis. The transfer is currently being processed at Land Titles, and we will provide the updated COT when it becomes available*); and
- A copy of the site plan with and without air photo.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

Location and Access: The subject site is located approximately 4km northwest of the Hamlet of Priddis boundary. The site is currently accessed from 146 Ave W to the north and 264 St W to the south, which offers direct access to Highway 22w. A 30.0m road plan is proposed on the approach from the south off 264 St W, to provide access to Lots 1 – 5 after the proposed subdivision. Lot 6 and the balance parcel are proposed to have access from the north off 146 Ave W.

Rationale: The subject site is currently designated as Agricultural District (A) under the Foothills County Land Use Bylaw. The landowners are seeking to subdivide the western portion of the parcel to create six (6) new Country Residential District (CR) lots. As such, a land use redesignation from A to CR is required to allow for the future subdivision of the parcel into six CR lots between ± 6.94 acres to ± 8.06 acres, with a balance Agricultural parcel of ± 104.25 acres. The subject site is surrounded by Agricultural parcels as well as several Country Residential parcels in the neighbouring quarter sections. The subject site is bordered by Tsuu T'ina Nation 145 to the north. The parcels are intentionally large to allow for the inconsistency of the aquifers in this area. The larger parcels allow for greater opportunity to find and drill successful water wells.

Policy Considerations: This application aligns with the goals and objectives of the Foothills County Municipal Development Plan, specifically with maintaining the rural character and the preservation of agricultural lands where possible. The application aims to minimize the loss of unfragmented land by proposing the new lots immediately north of existing CR lots within the Callan Meadows ASP. The proposed location of the new CR lots extends the pattern of country residential development that has occurred along 264 ST W while maintaining the integrity of the adjacent agricultural lands. The proposed number of lots and their configuration reflects a sensitivity to the parcel's surroundings and existing density. The subject site falls in the Northwest District of the Growth Management Strategy, which allows for minimal to moderate growth in the form of both country residential and cluster residential development. We consider this application to be of moderate density and similar to adjacent area developments.

Structures: The Agricultural balance parcel of ± 104.25 acres will retain all existing structures, including a residence and garage, and six (6) accessory buildings (hunting shed, metal shop, chicken coup, wood shed, greenhouse, tack building). The existing residence is serviced by an existing water well and septic tank and field. The existing accessory buildings align with the allowable number of accessory buildings (6) and cumulative size buildings (478.5 sqm) as per Table 4.2.1.7A of the Land Use Bylaw.

Should you have any questions or require more information, 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: *Gerhard Silvis - Landowner*



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 \$ 9100.00 shall accompany this application.

Date Received: 441030 Receipt No. July 28/25

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Gerhard Silvis

Name of Registered Owner (please print)

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

Kristi Beunder RPP, MCIP - Township Planning + Design 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 NW 1/4 sec. 32 twp. 22 range 3 west of 5 meridian.

Being all parts of lot 4 block 2 Reg. Plan No. 0513416 C.O.T. No. 221194186

TO: (Choose One)

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

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) 152.42 acres Size of proposed parcel(s) 7.20 ac, 7.43 ac, 6.94 ac, 8.05 ac, 8.06 ac,
8.05 ac (CR), Balance 104.25 ac (A)

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

Please refer to attached cover letter

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 22 May 2025

Signed _____

Landowner Information

Phone No. _____

Address _____

Agent Information

Phone No. 403.880.8921

Address: 110 - 259 Midpark Way SE

Calgary, AB T2X 1M2

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

Email Address: _____

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

Email Address: Kristi@twpplanning.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.

22 May 2025

Date

Signature of ~~Owner~~ Agent

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

If yes, please clarify:

N/A

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

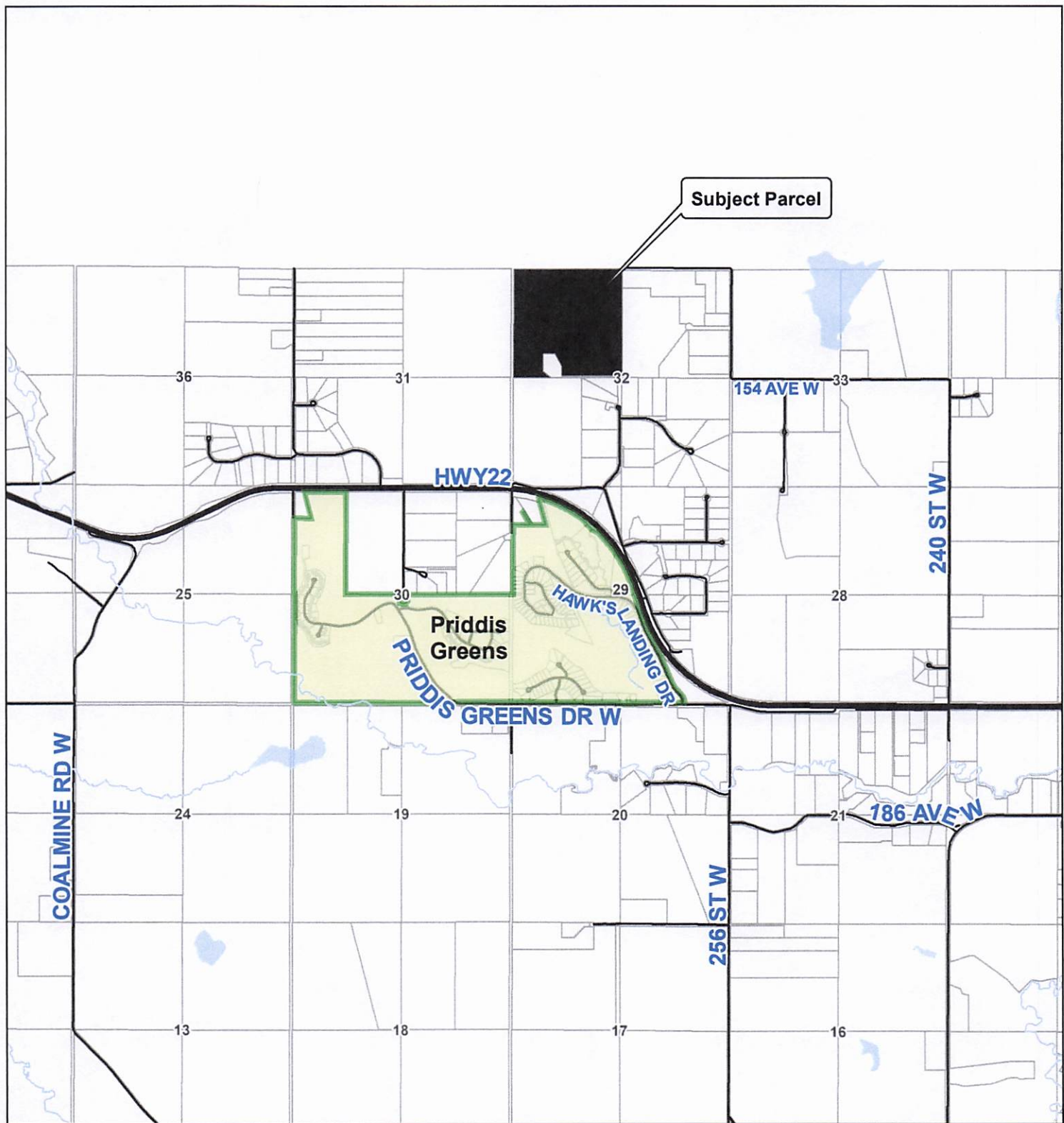
DISCLAIMER: Please note that the personal information collected on this form is authorized under the Municipal Government Act and is required for the purpose of the County's Planning and Development processes. This information may also be shared with appropriate government agencies and may also be kept 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.

05/19



Location Map

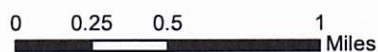
NW 32-22-03 W5M; Plan 0513416, Blk 2, Lot 4



Legend

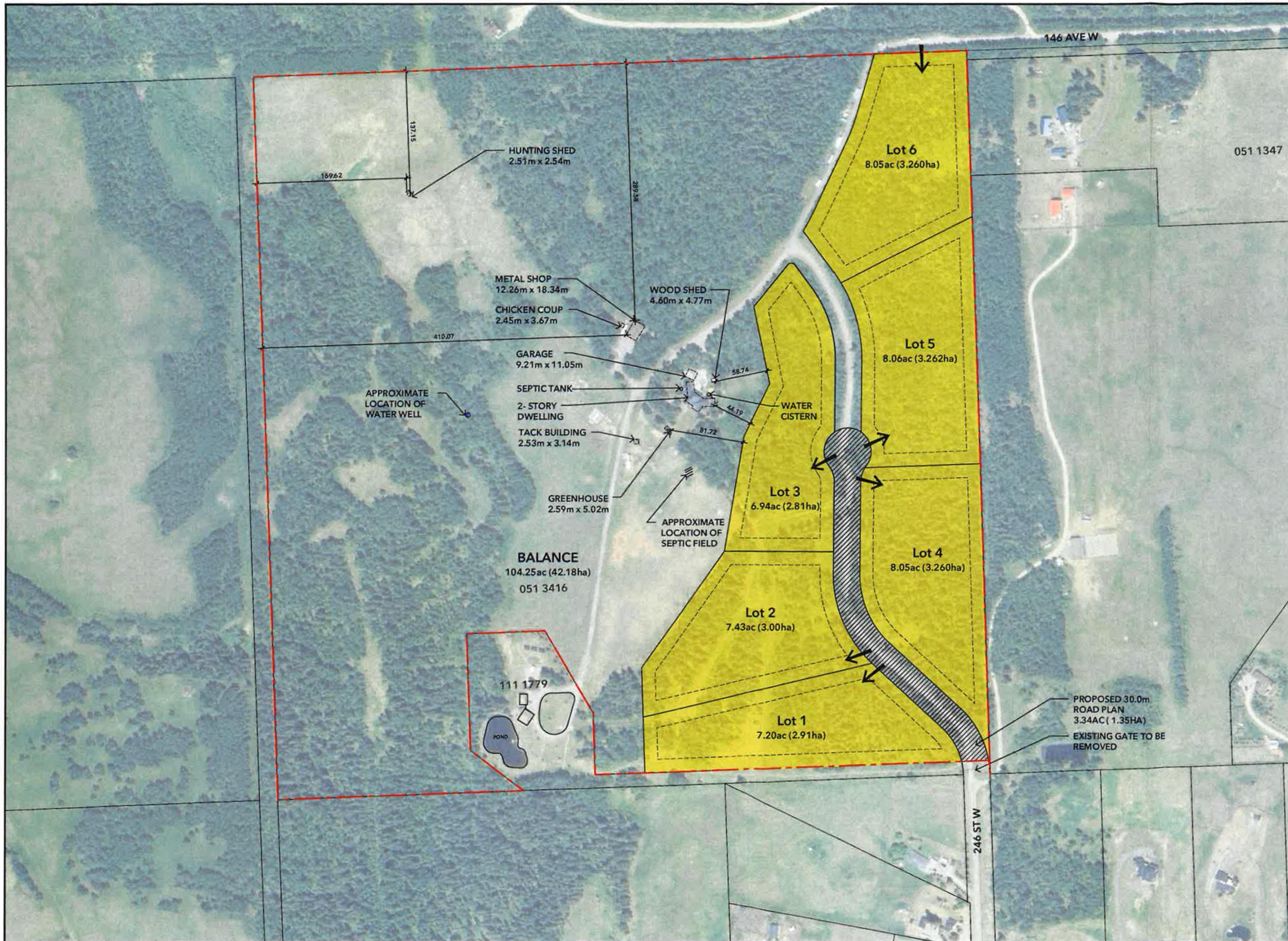
- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2025-07-29



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Data Sources Include Municipal Records and AltaLIS.
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Benjamin Plumber & Gerhard Silvis

24-031

152.42ac (61.68ha)

NW 32-22-3 W5M
Lot 4, Block 2, Plan 051 3416

July 9, 2025

LAND USE REDESIGNATION & SUBDIVISION

6 Lots Concept

SCALE
NTS

SHEET

S1

SITE PLAN

CLIENT
Benjamin Plumber & Gerhard Silvis

PROJECT NUMBER
24-031

152.42ac (61.68ha)

LEGAL ADDRESS
NW 32-22-3 W5M
Lot 4, Block 2, Plan 051 3416

DATE
March 19, 2025

LAND USE REDESIGNATION & SUBDIVISION
Option 3 - 6 Lots Concept

SCALE
1:4000

SHEET
S1
SITE PLAN

