

110-259 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

August 8, 2025

ATTN: Samantha Payne, Planning Applications Manager

RE: Application for amendment to the Country Residential Land Use District to allow for the future subdivision of two (2) new parcels at +/-2.27ac (+/-0.91ha) and +/-2.60ac (+/-1.05ha) in size with a +/- 14.73ac (+/-5.96ha) balance for the land legally described as Plan 7231JK, Block2, SE 15-21-29 W4M consisting of +/-19.89ac (+/-8.05ha) within Foothills County.

Landowners: Breckh and Tracey Tilden

Dear Samantha Payne,

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

- The formal application for Land Use Amendment requesting an amendment to the Country Residential (CR) District to allow for the creation of two new parcels, +/-2.27 ac and +/- 2.60 ac in size, with a +/- 14.73ac balance parcel;
- The Agency Agreement allowing Township Planning + Design Inc. to act as agent for the landowner;
- A credit card authorization for the land Use Application application fee of \$3,100. (\$1500 for no new lots or one new lot, \$1,500 for one subsequent lot proposed, and \$100 application fee.)
- The abandoned well map and declaration, showing no abandoned wells on the property;
- A site plan with and without air photo; and
- The Certificate of Title.

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

Rationale

The proposed land use amendment to the Country Residential District is required to allow the future subdivision of two new Country Residential lots leaving a Country Residential balance which will be maintained by the current owners. The two new Country Residential lots are compatible with the country residential context of the community. The surrounding area is highly fragmented and characterized by existing Country Residential development. The location of the proposed development aligns with the policies in the MDP that direct new Country

Residential developments to areas of fragmentation and the application will not impact any agricultural land.

Servicing

Each new lot will be serviced by individual groundwater wells and private onsite septic services, and have been designed to provide sufficient developable area to accommodate a single-family home and the required services. New water wells will be drilled for the proposed Lot 1 and the balance lot. The existing water well will be utilized by the proposed Lot 2 as it is within the boundaries of the proposed Lot 2, as indicated on the attached site plan.

Access

Access to the proposed and existing parcels will be from a 30m x 30m road plan that will provide legal and physical access to the three lots. The proposed site plan was strategically configured to minimize impact to the existing infrastructure while allowing for the two parcels to be situated adjacent to 306 Ave E to utilize the southern portion of the lot and protect the vegetation on the north. The subject site has direct access to 306 Ave E which connects to Highway 2 providing easy access to the regional highway corridor.

Please let us know if you have any questions or require any additional information.

Sincerely,

Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des.

RPP MCIP

Principal/Senior Planner

Urban + Regional Planning

Cc: Breckh and Tracey Tilden



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 \$ 3,100 shall accompany this application.

Date Received: June 20 2025 Receipt No. 441145

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Breckh Tilden and Tracey Tilden

Name of Registered Owner (please print)

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

Robyn Erhardt - 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 SE 1/4 sec. 15 twp. 21 range 29 west of 4 meridian.

Being all parts of lot _____ block 2 Reg. Plan No. 7231JK C.O.T. No. 241 094 529

TO: (Choose One)

☐ Redesignate from _____ to _____
☒ Amend the Land use Bylaw by exemption from Country Residential District to allow for the creation of
two (2) new lots +/-14.73ac (5.96ha)

Size of existing parcel(s) +/-19.89ac (8.05ha) Size of proposed parcel(s) +/-2.27ac (+/-0.91) and
+/-2.60ac (+/-1.05)

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 June 19, 2025

Signed [Signature]

Landowner Information

Phone No. [Redacted]

Address: [Redacted]

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

Email Address [Redacted]

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: Robyn@twplanning.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.

June 20th, 2025

Date

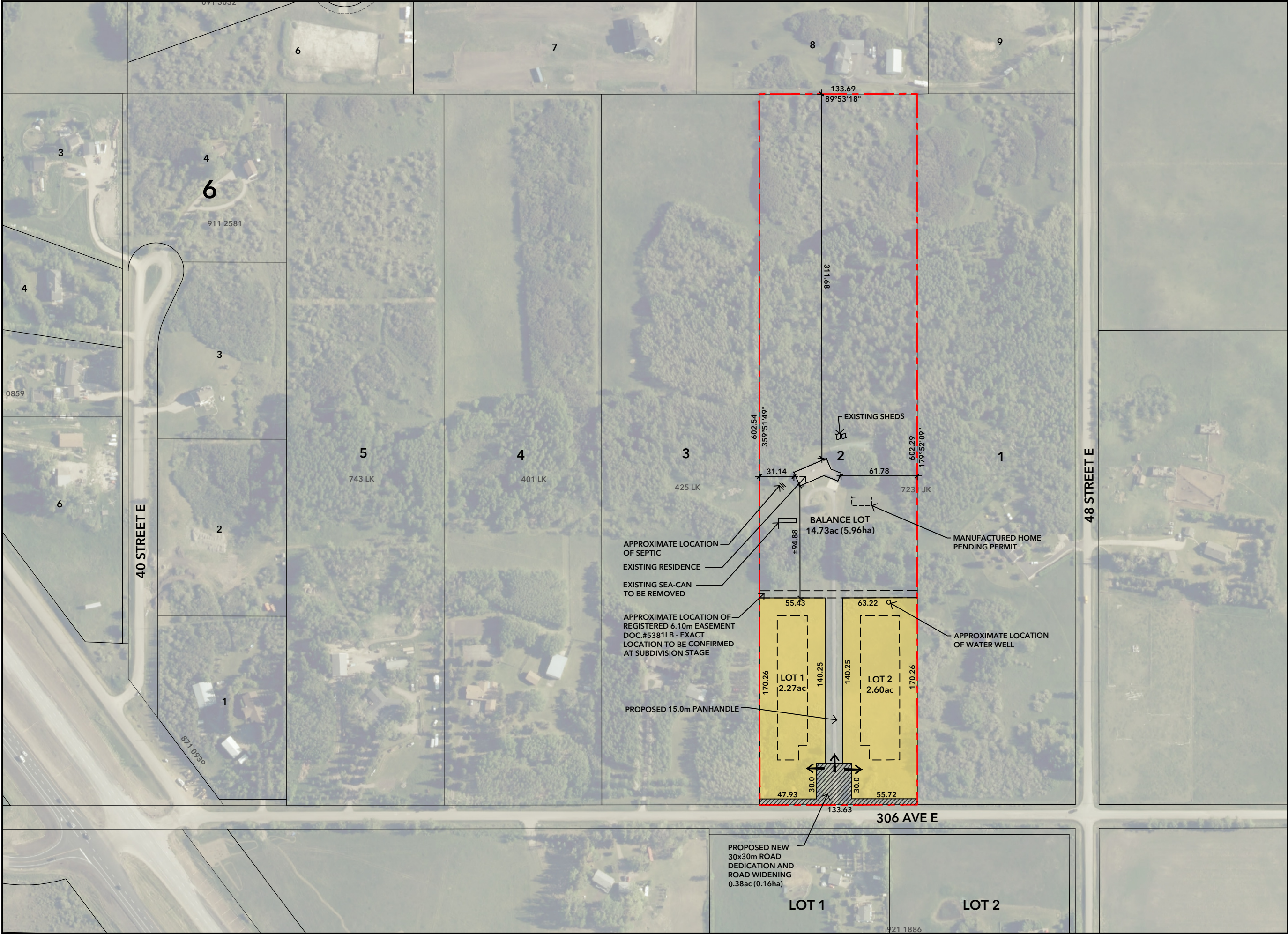
[Signature]
Signature of ~~Owner~~ Agent

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.



CLIENT
Breckh & Tracy Tilden

PROJECT NUMBER
25-017

LEGAL ADDRESS
Plan 7231JK, Block2, SE 15-21-29 W4M

19.89ac (8.05ha)

DATE
July 25, 2025

**LAND USE & SUBDIVISION
SITE PLAN**

N SCALE
1:3000

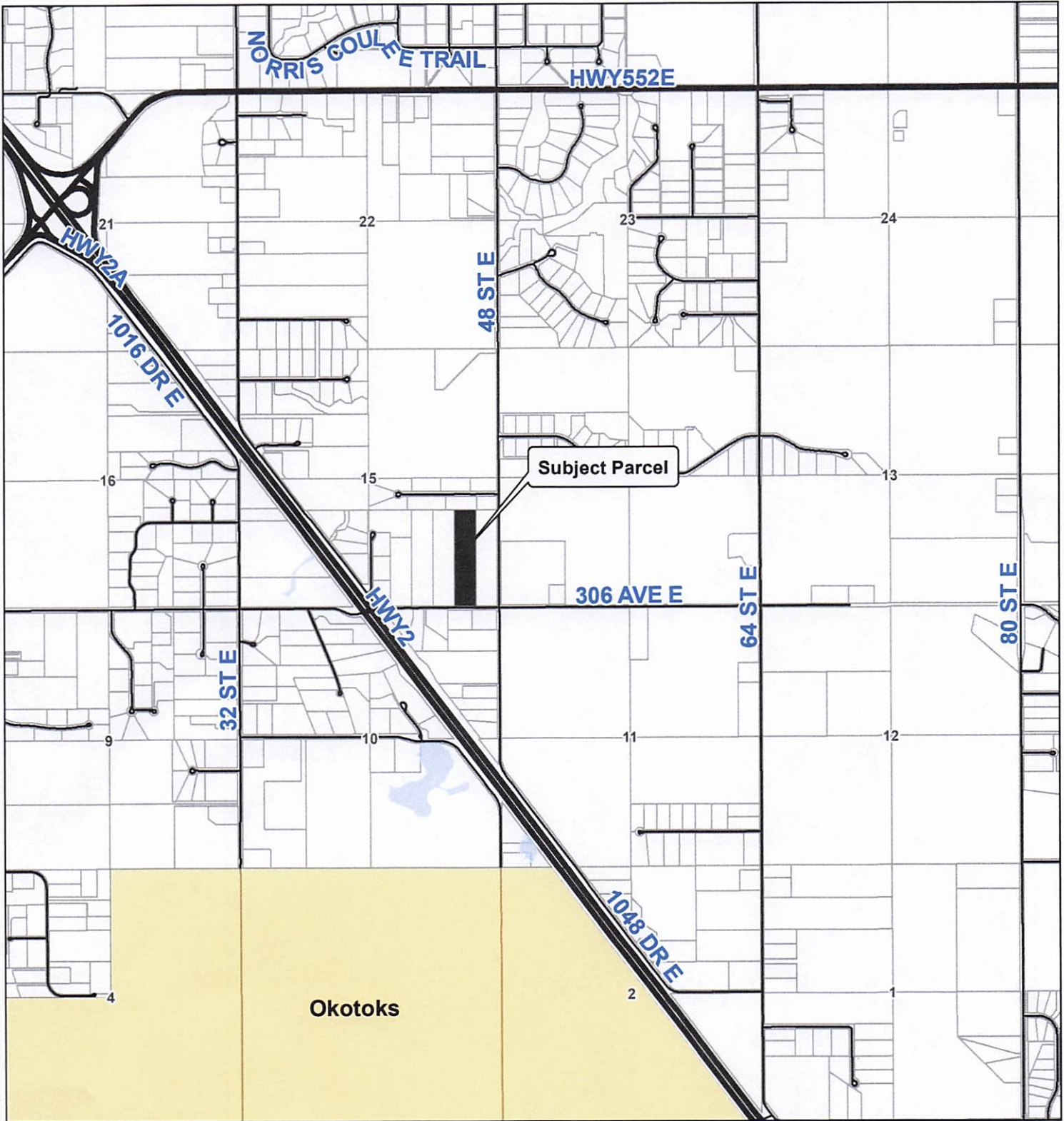
SHEET

S1
SITE PLAN



Location Map

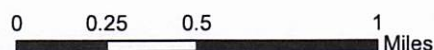
SE 15-21-29 W4M; Plan 7231JK, Block 2



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2025-07-31



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 2025