



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 \$ 6100.00 shall accompany this application.

Date Received: Sept 8/25 Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Hamer Tree Services Ltd.

Name of Registered Owner (please print)

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

Jennifer Chesworth 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 SW 1/4 sec. 6 twp. 21 range 28 west of 4 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 121 074 882

TO: (Choose One)

☒ Redesignate from Agriculture District to Country Residential District

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) +/-95.67ac (+/-38.717ha) Size of proposed parcel(s) +/-3.60ac, +/- 3.60ac, +/-4.35ac, +/- 3.76ac & +/- 80.36ac (balance)

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 March 2025

Signed _____

Landowner Information

Phone No. _____

Address: _____

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

Email Address: _____

Agent Information

Phone No. 403-826-6649

Address: 110 - 259 Midpark Way SE

Calgary, AB T2X 1M2

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

Email Address: Jean@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.

March 24, 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:

No concerns

****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.

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



Foothills County
Box 5605
High River, AB
T1V 1M7

3 April 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 creation of four (4) new Country Residential – CR parcels (± 3.60 ac, ± 3.60 ac, ± 3.76 ac, ± 4.35 ac) for the lands legally described as SW 6-21-28 W4M (± 95.67 ac) within Foothills County.

Landowner: Hamer Tree Services Ltd.

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 four (4) new Country Residential - CR parcels (± 3.60 ac, ± 3.60 ac, ± 3.76 ac, ± 4.35 ac), with a balance Agricultural parcel (± 80.36 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 \$6,100.00 (\$100 filing fee + 4 x \$1500/lot initial application fee);
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title; 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: Located approximately 4 km northeast of the Town of Okotoks boundary, the subject site sits on 338 Ave E, with close access to Highway 2. The subject site currently has two existing approaches, both off 338 Ave E. These approaches are to remain to provide access to the new parcels as well as the balance lands, after subdivision.

Rationale: The subject parcel is currently zoned as Agricultural District under the Foothills County Land Use Bylaw. The landowner seeks to subdivide the southern portion of the parcel to create four (4) Country Residential lots between ± 3.6 ac to ± 4.35 ac in size. The Agricultural balance lot of ± 80.36 ac will retain all the existing structures. The subject parcel is bordered by Agricultural lots to the north, east and south, and Country Residential parcels to the west and east. More broadly, the subject parcel is located in an area with Country Residential fragmentation nearby on all sides.

Policy Considerations: This application aligns with the goals and objectives of the MDP, specifically with maintaining the rural character of Foothills County and the preservation of agricultural lands where possible. By directing growth to an area in direct proximity to existing fragmentation, the application aims to minimize loss of un-fragmented agricultural lands. The subject site falls within the Central District of the Growth Management Strategy, where significant development and intensification of development is expected in the future.

Structures: All the existing structures on the balance parcel, including the horse shelters and the shop are to be retained. As per Table 4.2.1.7A, there are no size requirements for accessory buildings located on Agricultural Zoned parcels. There is an existing sea-can on the subject site which will also remain. As per section 4.2.1.13, one (1) sea-can is permitted on a parcel of 21 acres or more, provided that it meets setback requirements.

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

Sincerely,
Township Planning + Design Inc.

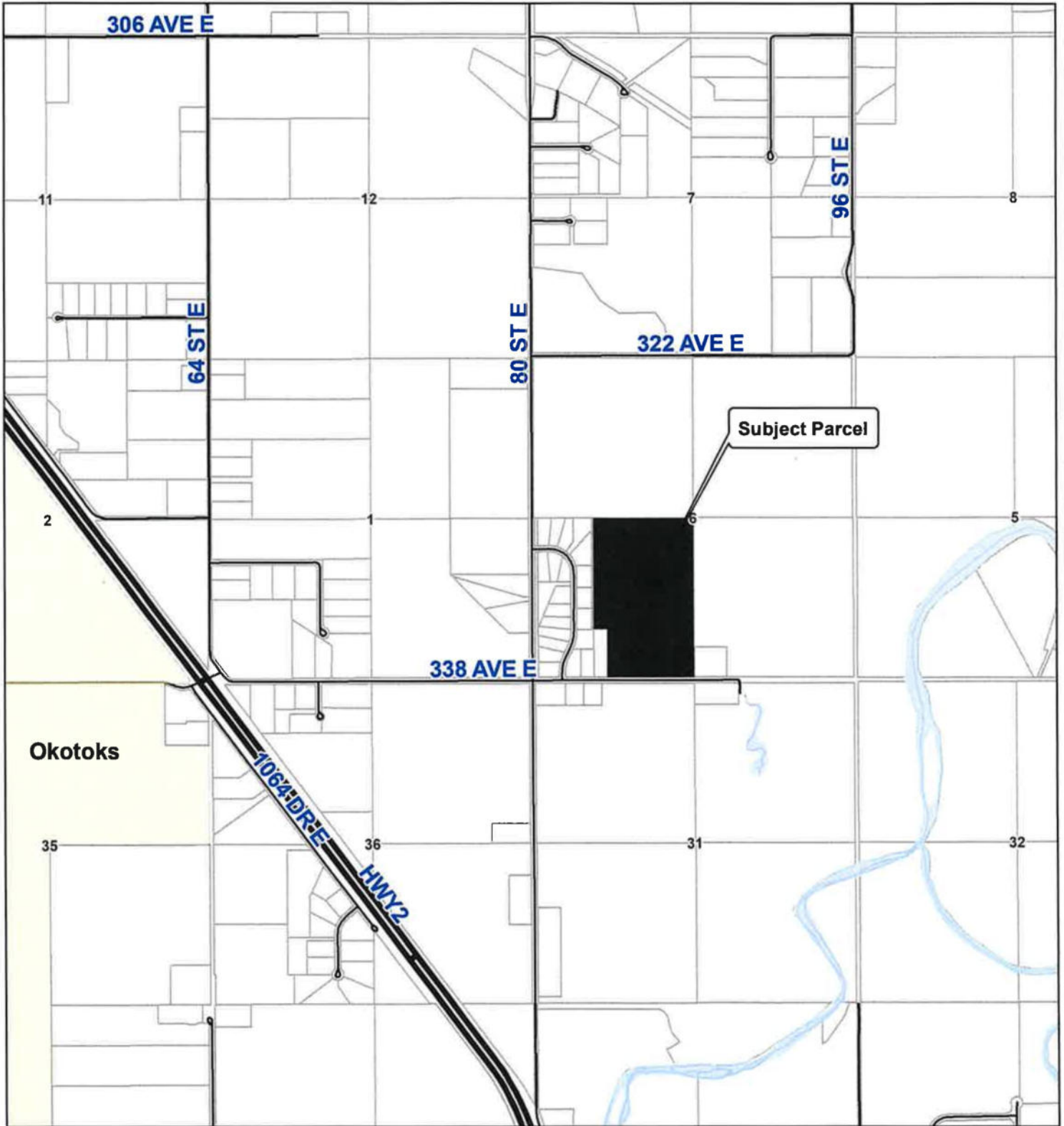


Jennifer Chesworth, RPP MCIP
Senior Planner / Associate
Urban + Regional Planning

Cc: *Hamer Tree Services Ltd. - Landowner*



Location Map SW 06-21-28 W4M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2025-08-27



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Data Sources Include Municipal Records and AltaLIS.
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CLIENT
HAMER TREE SERVICES LTD.

PROJECT NUMBER
24-049

LEGAL ADDRESS
SW 06-21-28 W4M

±95.67 AC (38.717HA)

DATE
November 5, 2025

LANDUSE REDESIGNATION & SUBDIVISION
4 NEW RESIDENTIAL CR LOT

SCALE
1:3500

SHEET

S1
SITE PLAN - PHASE 1