



# 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](mailto:planning@foothillscountyab.ca)

Note: An Application Fee of \$ 1600.00 shall accompany this application.

Date Received: Sept 4 2025 Receipt No. 442835

### THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Elizabeth A Cunningham & Michael Villam  
*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 NE 1/4 sec. 18 twp. 20 range 29 west of 4 meridian.  
Being all parts of lot \_\_\_\_\_ block 2 Reg. Plan No. 9411470 C.O.T. No. 091 263 898

TO: (Choose One)

Redesignate from Agricultural District to Country Residential District  
 Amend the Land use Bylaw by \_\_\_\_\_

Size of existing parcel(s) +/- 27.73 ac (+/- 11.22 ha) Size of proposed parcel(s) +/- 10.00 ac (+/- 4.04 ha),  
+/- 17.73 ac (+/- 7.17 ha) - balance

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

\*please refer to attached cover letter\*  
\_\_\_\_\_  
\_\_\_\_\_

<b>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.</b>	
Date <u>27 March 2025</u>	Signed <u>[Signature]</u>
<b>Landowner Information</b>	<b>Agent Information</b>
Phone No. <u>[Redacted]</u>	Phone No. <u>403.880.8921</u>
Address: <u>[Redacted]</u>	Address: <u>110 - 259 Midpark Way SE</u> <u>Calgary, AB T2X 1M2</u>
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes ___ No	I consent to receive documents by email: <input checked="" type="checkbox"/> Yes ___ No
Email Address: <u>[Redacted]</u>	Email Address: <u>kristi@twplanning.com</u>

### 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.

Date 27 March 2025 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

TOWNSHIP  
planning + design inc.

Foothills County  
Box 5605  
High River, AB  
T1V 1M7

RECEIVED

APR - 1 2025

March 27, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Redesignation from Agricultural to Country Residential to allow for the future subdivision of one (1) new parcel ( $\pm 10.00$  ac) with a  $\pm 17.73$  ac ( $\pm 7.17$  ha) balance for the land legally described as Plan 9411470, Block 2; N 18-20-29 W4M consisting of  $\pm 27.73$  ac ( $\pm 11.22$  ha) within Foothills County.

Landowners: Elizabeth Ann Cunningham and Michael Villam

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for amendment to the Land Use Bylaw:

- o The formal application for Land Use Redesignation to CR - Country Residential District to allow for the creation of one (1) ( $\pm 10.00$  ac) new CR parcel;
- o The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner;
- o A bank draft for the applicable Land Use Bylaw amendment fee of \$1,600.00 (\$100 filing fee + \$1,500/new lot initial application fee);
- o A copy of the Abandoned Well Map and Statement, showing no abandoned wells in the immediate vicinity; and
- o Two (2) copies of the site plan, one with, and one 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 immediately west of the Town of Okotoks urban boundary and 300m south of Highway 7. The existing approach off 2<sup>nd</sup> Street E is to remain as the sole access to the balance parcel. The newly created parcel is proposed to have an approach off Meridian Street. Meridian Street is a Local County road (gravel surface) which currently dead-ends roughly 50m north of the subject property line. We will require direction from Public Works as to suitability of this access for a single family dwelling.

**Policy Considerations:** This parcel is located within the Central District of the Growth Management Strategy and proximate to an urban neighbour. This application has been put forward with careful consideration for maintaining rural character and directing growth to appropriate and supportive areas. Additionally, the subject site is located within the Okotoks/Foothills County Intermunicipal Development Plan, with the East edge of the property line bordering the Town of Okotoks. The newly created parcel continues to facilitate a compatible land use transition and housing forms from urban to rural areas. Newly constructed Country Residential developments should be directed in areas of fragmentation, as per the Foothills County Municipal Development Plan. It is advantageous to propose a new parcel in this location due to its proximity to regional connectors (Highway 2A and Highway 7) and regional amenities in Okotoks. In addition to the subject site sharing a boundary with an urban municipality, it is adjacent to two approved Area Structure Plans (ASP) – Sundance Trail ASP to the west and Wapiti Ridge Estates ASP

to the southwest. Both plans show the intent for future development of the area and are supportive of four (4.0) to nine (9.0) acres sized Country Residential lots.

**Rationale:** The purpose of this application is to request Land Use Redesignation from the Agricultural District to the Country Residential (CR) District to facilitate the future subdivision of a new  $\pm 10.00$  ac ( $\pm 4.04$  ha) CR parcel, with a  $\pm 17.73$  ac ( $\pm 7.17$  ha) CR balance on the subject lands. The intent is to accommodate a single detached dwelling on the newly created parcel, and the existing dwelling and accessory buildings on the balance lands will remain. The proposed lot, which is a currently undeveloped hay field, will have a traditional rural envelope with private onsite well and septic systems. The proposed redesignation will result in parcel sizes that, while still larger, more closely resemble those along 2 Street E and Meridian Street. The landowners have owned the land since 1994 and are wishing to subdivide the north portion to minimize ongoing maintenance and allow them to age in place. The resulting parcel configurations will integrate seamlessly into the area and mimic the many forms that surround the site in transitional areas from the urban boundary of the Town of Okotoks to the Central District of Foothills County.

Should you have any questions or concerns please do not hesitate to contact us.

Sincerely,  
Township Planning + Design Inc.



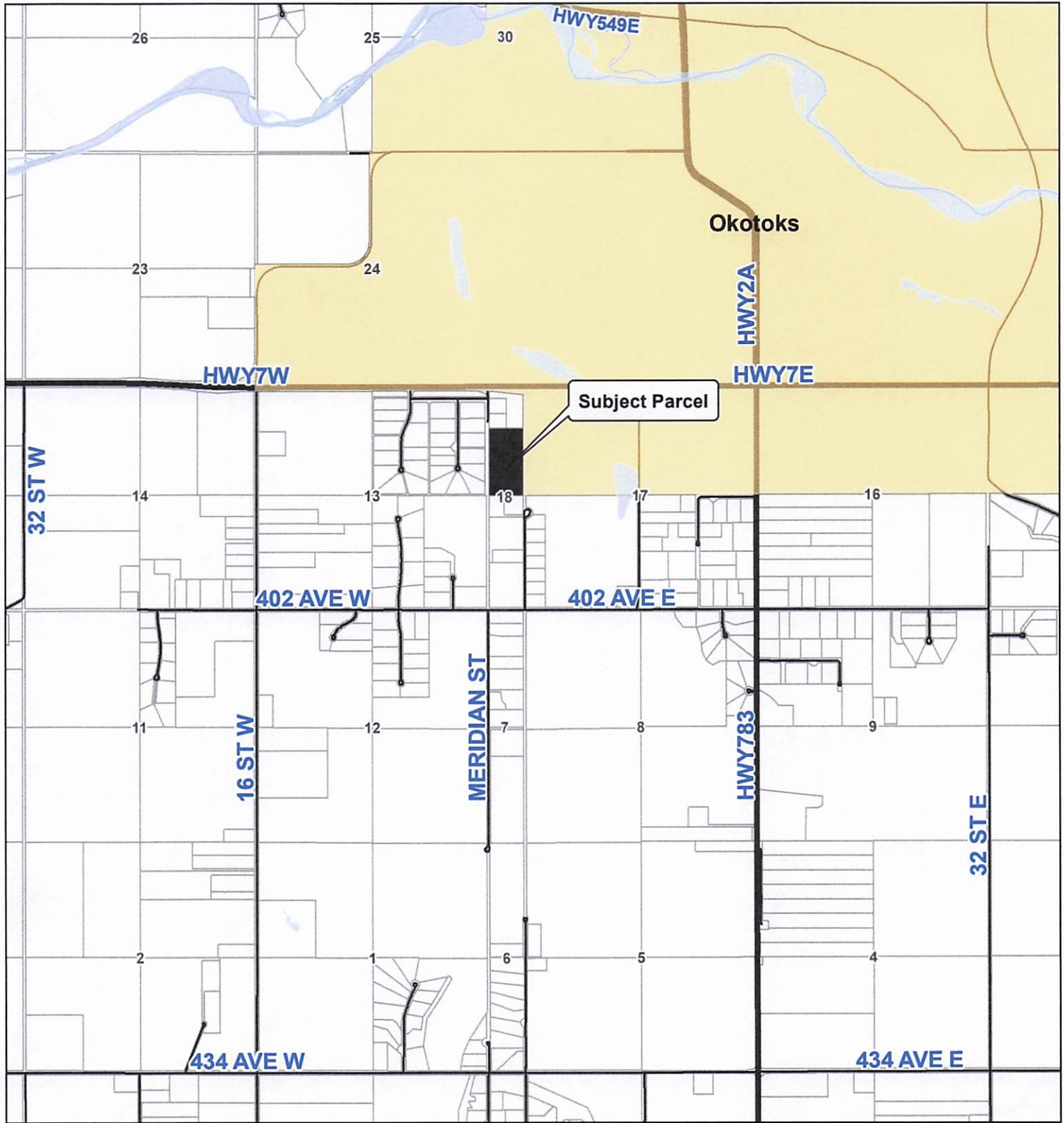
Kristi Beunder, B.A., M.E.Des.  
RPP MCIP  
Senior Planner / Principal  
Urban + Regional Planning

Cc: *Elizabeth Ann Cunningham and Michael Villam - Landowners*



# Location Map

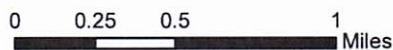
## N 18-20-29 W4M; Plan 9411470, Blk 2



### Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2025-09-05



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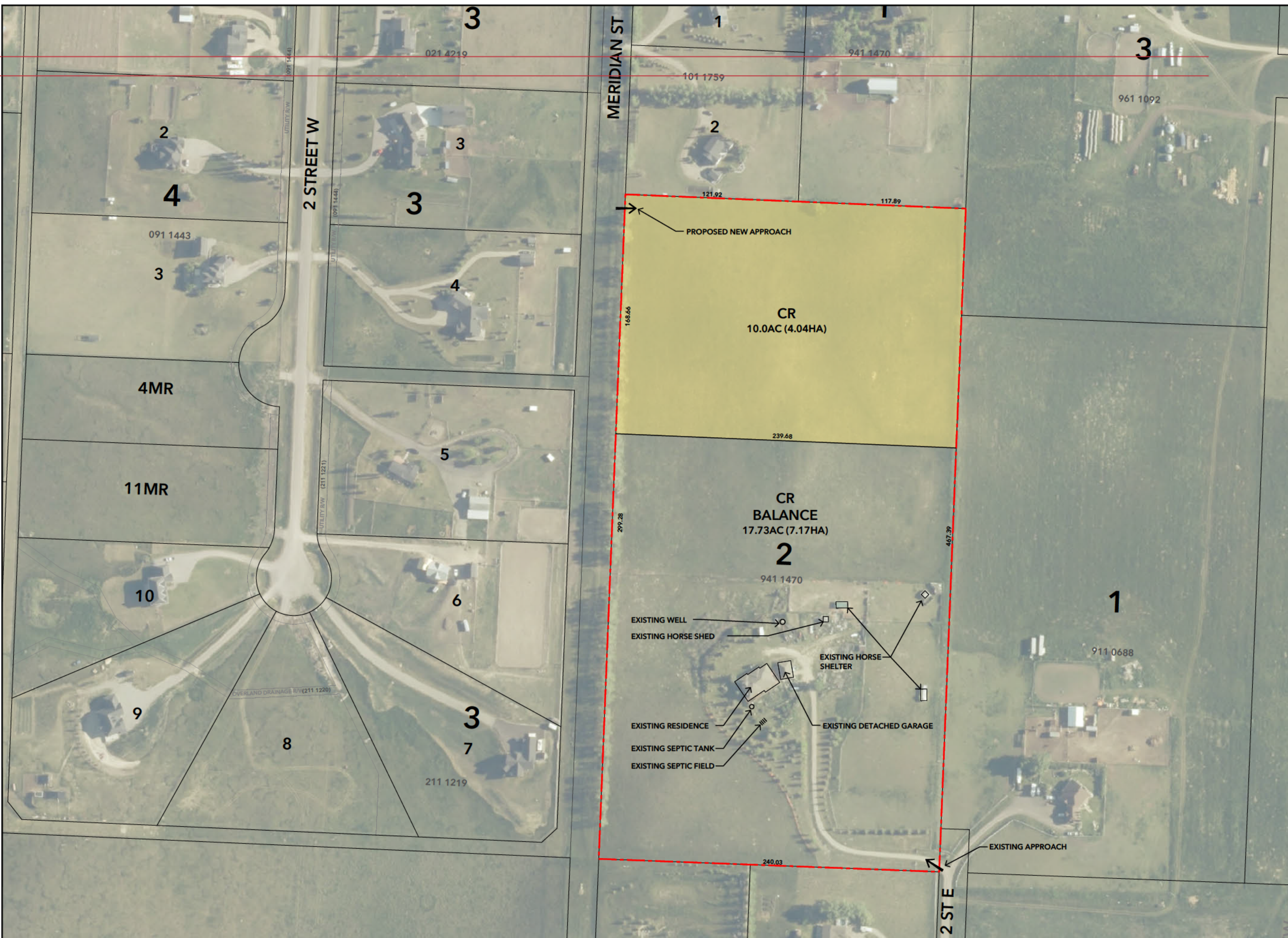
Data Sources Include Municipal Records and AltaLIS.  
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**CLIENT**  
ELIZABETH CUNNINGHAM  
MICHEAL VILLAM

**PROJECT NUMBER**  
25-012

**LEGAL ADDRESS**  
Plan 9411470, BLock 2  
N 18-20-29 W4M  
±27.73ac (11.22ha)

**DATE**  
March 19, 2025



**LAND USE REDESIGNATION**  
Site Plan

**N** SCALE  
2500

SHEET

**S1**  
SITE PLAN