

110-259 Midpark Way SE
Calgary, AB T2X 1M2

Phone: 403.880.8921
TWPplanning.com

Foothills County
Box 5605
High River, AB
T1V 1M7

TOWNSHIP

planning + design inc.

July 24th, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Redesignation from Agricultural (A) to Country Residential (CR) and a Land Use Exemption to allow for the creation of twelve (12) Country Residential (CR) Lots and two (2) Municipal Reserve (MR) Lots on the lands legally described as SW 10-21-29 W4M, consisting of +/- 18.834 hectares (46.54 acres) within Foothills County.

Landowners: JC Construction Management Ltd. c/o Jamie Creason

Dear Mrs. Payne,

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

- The formal Application Form for Land Use Amendment;
- A copy of the Abandoned Well Map and signed Abandoned Well Form;
- The Agency Agreement allowing Township Planning + Design to Act as agent for the landowner(s);
- The Credit Card Authorization form for payment in the amount of \$16,600 for the Land Use Amendment application (\$100 filing fee + Initial Application Fee of \$1,500/new lot (11 new lots);
- A copy of the Certificate of Titles; 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:

The proposed development includes redesignating the Subject Site from Agricultural (A) to Country Residential (CR) to allow for the creation of twelve (12) new CR parcels, and two (2) Municipal Reserve parcels. The CR parcels will be between +/- 2.25 acres (0.912 hectares) and +/- 2.81 acres (1.13 hectares) in size and the MR parcels will be +/- 6.88 acres (2.784 hectares) and +/- 2.83 acres (1.147 hectares) in size, respectively. The total amount of MR land to be dedicated to Foothills County is +/- 9.71 acres (3.93 hectares), being 20% of the total site area and representing an over dedication of +/- 10% for required Municipal Reserves dedication.

The Subject Site is a vacant parcel of land, located directly north of the Town of Okotoks, +/- 1.10 kilometres west of Highway 2, and +/- 1.75 kilometres east of Highway 2A. The lands are mostly surrounded by Country Residential land uses, with some agricultural land uses to the east, indoor and outdoor storage to the west, and the Foothills Country Hospice Society to the southwest. Bound by 32nd Street E to the west and 314 Avenue E to the north, the lands are well connected to County Roads which provide connections north to Foothills County and the City of Calgary, and south to the Town of Okotoks. The future Country Residential community will maintain rural character by providing parcels of a similar size, design, and orientation as to what is around them.

Kayben Landscaping operates a landscaping company east of the Subject Site under Direct Control #27 (DC 27) District. Kayben Landscaping will be accessed by the ROW extending east from 32nd Street E via a future road plan. The current panhandle for the Kayben Landscaping lands will be boundary adjusted and added to proposed Lots 2-4, respectively, in the future.

The proposed density for this Country Residential District community would be 12 lots on a gross developable area of +/- 48.59 acres (19.61 hectares), which exceeds the allowable density of 1 lot for every 5 acres in title by three (3) parcels. However, the proposed density bonus is appropriate considering:

- The future Country Residential community maintains the rural character of the area by providing parcels of a similar size, design, and orientation as to what is around them;
- There is sufficient potable water capacity to service the proposed development on private, individual water wells; and
- The lands are contiguous with the Town of Okotoks boundary, and urban municipality that is quickly growing and developing and contains a wide range of institutional, recreational, commercial, and community services and facilities land uses.

Single-detached residential dwellings will be considered for all future CR parcels and will be accessed by an internal County road extending from 32nd Street E. The internal road will be 30.0-metres wide and will be designed and constructed to County standards. The internal road will terminate at two (2) cul-de-sacs, one to the north and one to the south. All CR lots will be serviced by new, individual private water well and septic treatment systems on site. Groundwater wells will be drilled in accordance with the Water Act.

The proposed Land Use Redesignation application meets the objectives, aligns with development considerations, and follows the guiding principles of the Foothills County Municipal Development Plan and Foothills County Land Use Bylaw. The subdivision design maintains the overall intent and vision of the development strategy and warrants support from Foothills County Council.

Should you have any further questions, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.



Brayden Libawski, MSc.PI.
Senior Planner
Urban + Regional Planning

Cc: JC Construction Management Ltd. c/o Jamie Creason



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 \$ 16,600 shall accompany this application.

Date Received: Sept 25 2025 Receipt No. 445035

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, JC Construction Management Ltd. c/o Jamie Creason

Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize Brayden Libawski, MSc.PI. - 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. 10 twp. 21 range 29 west of 4 meridian.
Being all parts of lot 4 block 2 Reg. Plan No. 2510614 C.O.T. No. 251 237 017

TO: (Choose One)

Redesignate from Agricultural (A) District to Country Residential (CR) District
 Amend the Land use Bylaw by requesting an exemption from Country Residential District to allow for three (3) additional CR Lots.

Size of existing parcel(s) +/- 18.834 ha (46.54 ac) Size of proposed parcel(s) Between +/- 2.25 ac and +/- 6.88 ac

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 July 24th, 2025

Signed Brayden Libawski

Landowner Information

Phone No. [REDACTED]

Agent Information

Phone No. 403-371-3433

Address: [REDACTED]

Address: 110 - 259 Midpark Way SE

Calgary, AB T2X 1M2

I consent to receive documents by email: ✓ Yes No

I consent to receive documents by email: ✓ Yes No

Email Address: [REDACTED]

Email Address: brayden@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.

July 24th, 2025

Brayden Libawski
Signature of Owner Agent

Date

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

If yes, please clarify:

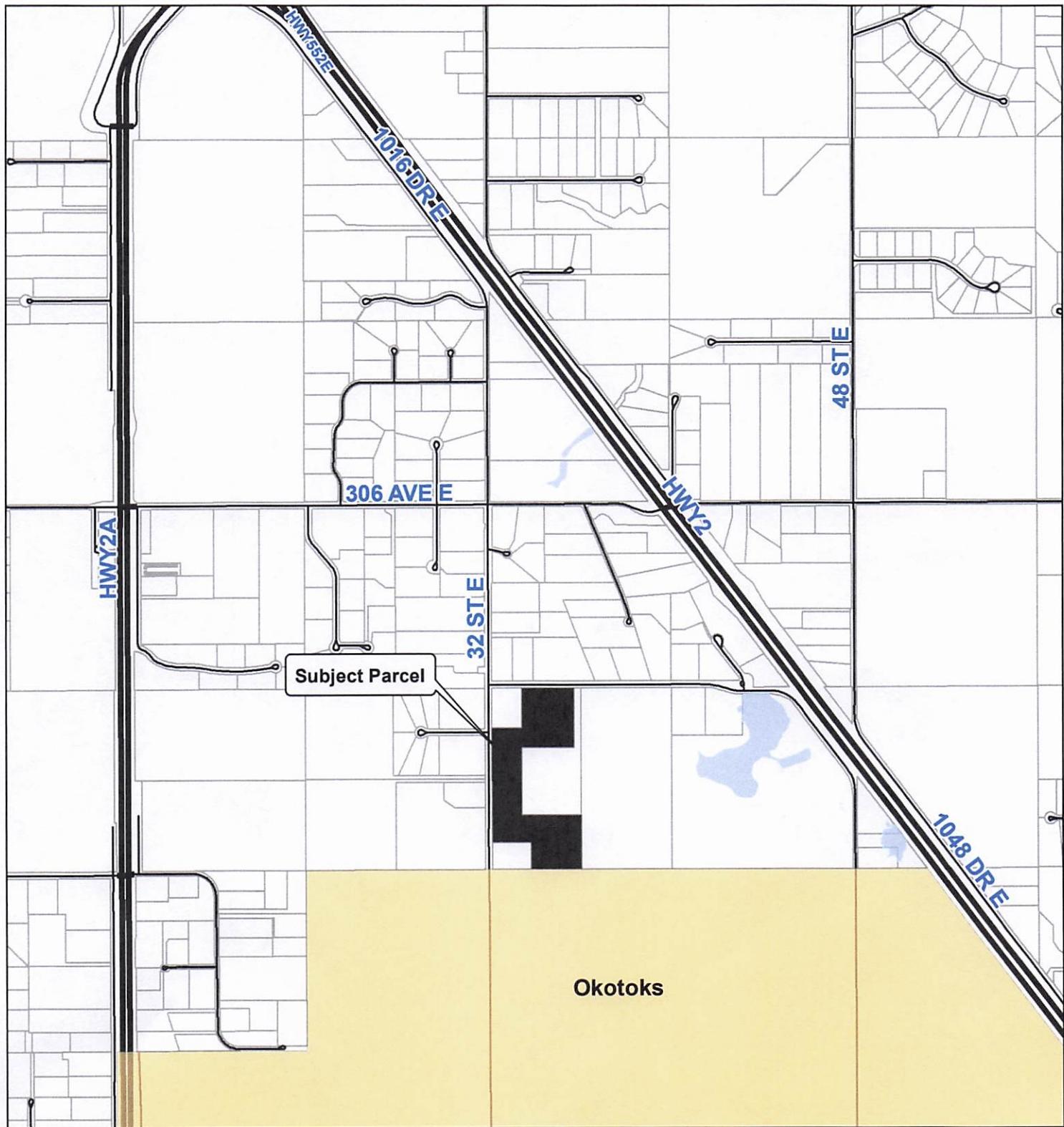
*****Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.***

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.



Location Map

SW 10-21-29 W4M; Plan 2510614, Blk 2, Lot 4



Legend

— Roads	Parcels
— Highway	Subject Parcel
	Town

Date: 2025-10-10

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.
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CLIENT
JC Construction

PROJECT NUMBER
24-037

LEGAL ADDRESS
SW 10-21-29 W4M

DATE
September 24, 2025

STATISTICS	Ac	Ha	%
Total Site Area	48.59	19.61	
Country Residential	31.72	12.83	65.46
Municipal Reserve	9.71	3.93	20.0
Roads	7.16	2.89	14.77

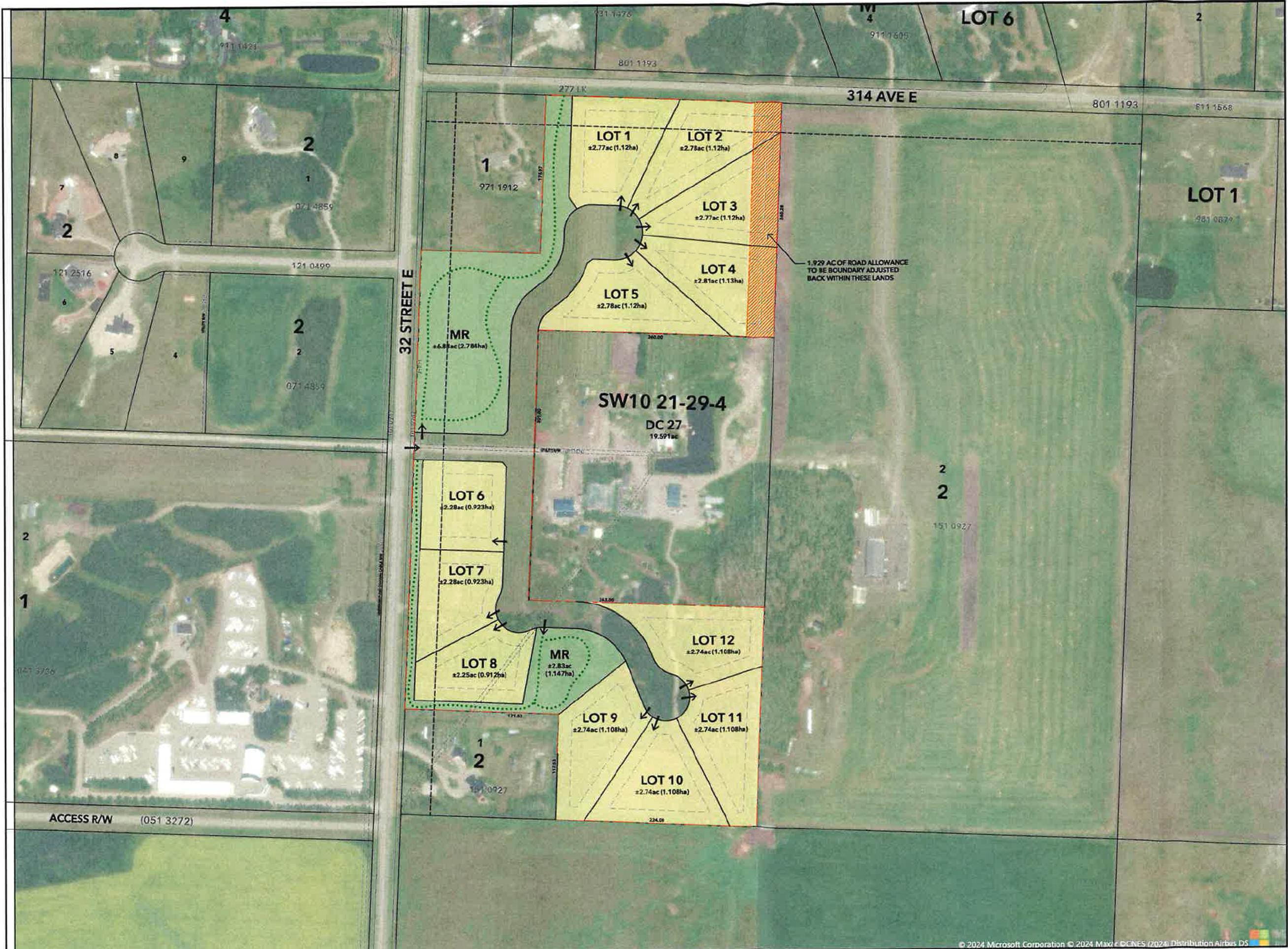
Total site area 48.59/5.0ac = 9.72 lots
Density Bonus of 25% = 12.14 (12 lots)
Over-dedication of MR of 20%

SUBDIVISION
12 New County Residential lots

SCALE
1:4000

SHEET
S1
SITE PLAN





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24-037

LEGAL ADDRESS
SW 10-21-29 W4M

DATE

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SCALE
1:4000

SHEET
S1
SITE PL