



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 \$ 1600.00 shall accompany this application.

Date Received: Dec. 4 / 25 Receipt No. 450316

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Susan Killam and Dan Killam (Lot 8) John Edward Callister (Lot 6)
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
Jennifer Dobbin, Dobbin Consulting Inc. to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

Killam > All/part of the SW 1/4 sec. 7 twp. 22 range 28 west of 4 meridian.

Callister > And all/part of 6 block 1 Reg. Plan No. 1111914

TO: (Choose One)

- Redesignate from Agricultural District (A) to County Residential District (CR)
- Amend the Land use Bylaw by _____

Size of existing parcel(s) 12.611 ha (total of 2 lots) Size of proposed parcel(s) 1.371 ha, 1.476 ha, 11.622 ha
New Lot 8 Lot 7 Lot 9

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

Application seeks to redesignate a portion of SW 07-22-28-W4M to create a Country Residential District parcel for a new single family home leaving the balance of the lot as Agricultural Sub-District "A". A "pan-handle" is proposed for road access to the new lot through a subdivision of Plan 1111914; Block 1, Lot 6. Please see the following page for additional information and reasons.

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.

Nov 19, 2025 _____
Date Signature of Owner, Susan Killam

Nov 19, 2025 _____
Date Signature of Owner, John Callister

Lot 8 - Landowner Information

Phone No. _____
Address: _____

Lot 6 - Landowner Information

Phone No. _____
Address: _____

Agent Information

Phone No. _____
Address: _____

I consent to receive documents by email:
 Yes No

I consent to receive documents by email:
 Yes No

I consent to receive documents by email:
 Yes No

Email Address: _____

Email Address: _____

Email Address: _____

Right: Nov 19, 2025

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.

Nov 19, 2025 _____
Date Signature of Owner, Susan Killam

Nov 19, 2025 _____
Date Signature of Owner, John Callister

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.



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Submission Reasons (cont'd)

Existing Killam lot is too small to allow subdivision into two new Agricultural lots. Boundary adjustments have been requested via a submitted subdivision (on hold pending redesignation submission). Development permits for relaxations for existing out buildings is anticipated (noted on site plan).

Additional materials submitted with application:

Wetlands

Two Class 2 wetlands have been identified and classified on the site. The CIMA Biophysical Impact Assessment has been provided (attached as: "05a - Killam Wetland Assessment and Impact Report - Prepared by CIMA.pdf"), and a request for amendment was submitted and approved by Alberta Environment and Protected Areas (AEPA) (attached as "05b - Wetland Approval - DAUT0022413.pdf"). The AEPA's approval under Permit DAUT00221413, reads in part:

"Pursuant to the Water Act R.S.A. 2000, c. as amended, an Approval is issued to the Approval Holder (Dan Killam) to commence the following activities: Placing, constructing, operating, maintaining, removing, disturbing works, in or on any land, water or water body; Maintaining, removing, or disturbing ground, vegetation or other material in or on any land, water or water body; (the Activity) To permanently disturb 0.062 ha of two (2) wetlands for the purpose of constructing a new residence and associated access road subject to the attached terms and conditions."

The applicant notes that CIMA followed the "Stepping Back from the Water A Beneficial Management Practices Guide For New Development Near Water Bodies In Alberta's Settled Region" to determine the type of wetland using Table 1, Recommended Data and Sources by Function. The wetlands were calculated to be Class 2 wetlands, and according to Table 3 of Page 19 of the Provincial Guidelines, the recommended width of setback is 10m for Class 2 wetlands. No slope modifiers were applied as the terrain is quite flat adjacent to the wetlands. The site plan shows the 10 metre setback from the established boundaries of the wetland these will be maintained for residential construction on the proposed lot.

The Applicant notes that in the easterly Class 2 wetland, partially located within the proposed parcel, a newly drilled water well has been added in the southwestern corner of the lot. The applicant's has submitted details of the sleeved well to Alberta Environment and Protected Areas (AEPA) and the well will be reviewed accordingly. The Applicant will provide the AEPA's written response once received.

Development Permit Relaxations Required for Existing Buildings

With the subdivision of the new lots, several buildings are within the district setback requirements as follows:

Existing structures within Plan 1111914, Block 1, Lot 6, Ptn: SW 07-22-28-W4M (future boundary adjustment) which would not meet the 15 metre setback requirements to the proposed panhandle for the new lot, as required within the Country Residential District of the County's Land Use Bylaw:

- Dwelling – 10.87 metres from south boundary of proposed panhandle
- Shed 4.78 x 5.49 – 6.53 metres from south boundary of proposed panhandle
- Shed 5.36 x 6.26 - 7.02 metres from south boundary of proposed panhandle

Existing structures within balance parcel that do not meet the 15 metre setback requirement to the existing property lines, as required within the Agricultural District of the County's Land Use Bylaw:

- Wood Shed 4.75 x 2.44 – 12.55 metres from west boundary, south of proposed panhandle
- Wood Shed 2.42 x 4.71 – 6.21 metres from west boundary and 3.48 metres from north boundary of balance parcel
- Wood Shed 4.79 x 2.49 – 11.32 metres from north boundary of balance parcel
- Wood Shed 3.29 x 2.37 – 10.19 metres from west boundary of balance parcel
- Sea Can 2.60 x 12.32 – 6.82 from west boundary of balance parcel

The Applicant submits that these relaxations will be sought under separate development permit submissions should first reading pass for the proposed redesignation.

Proof of Adequate Water Supply (all parcels), attached as:

- "06a – New Parcel Well Phase 11GWS.pdf"; and
- "06b – Existing Parcel Well Phase 11GWS.pdf"

Grading & Drainage Plans, attached as: "07 - Grading & Drainage Plans.pdf"

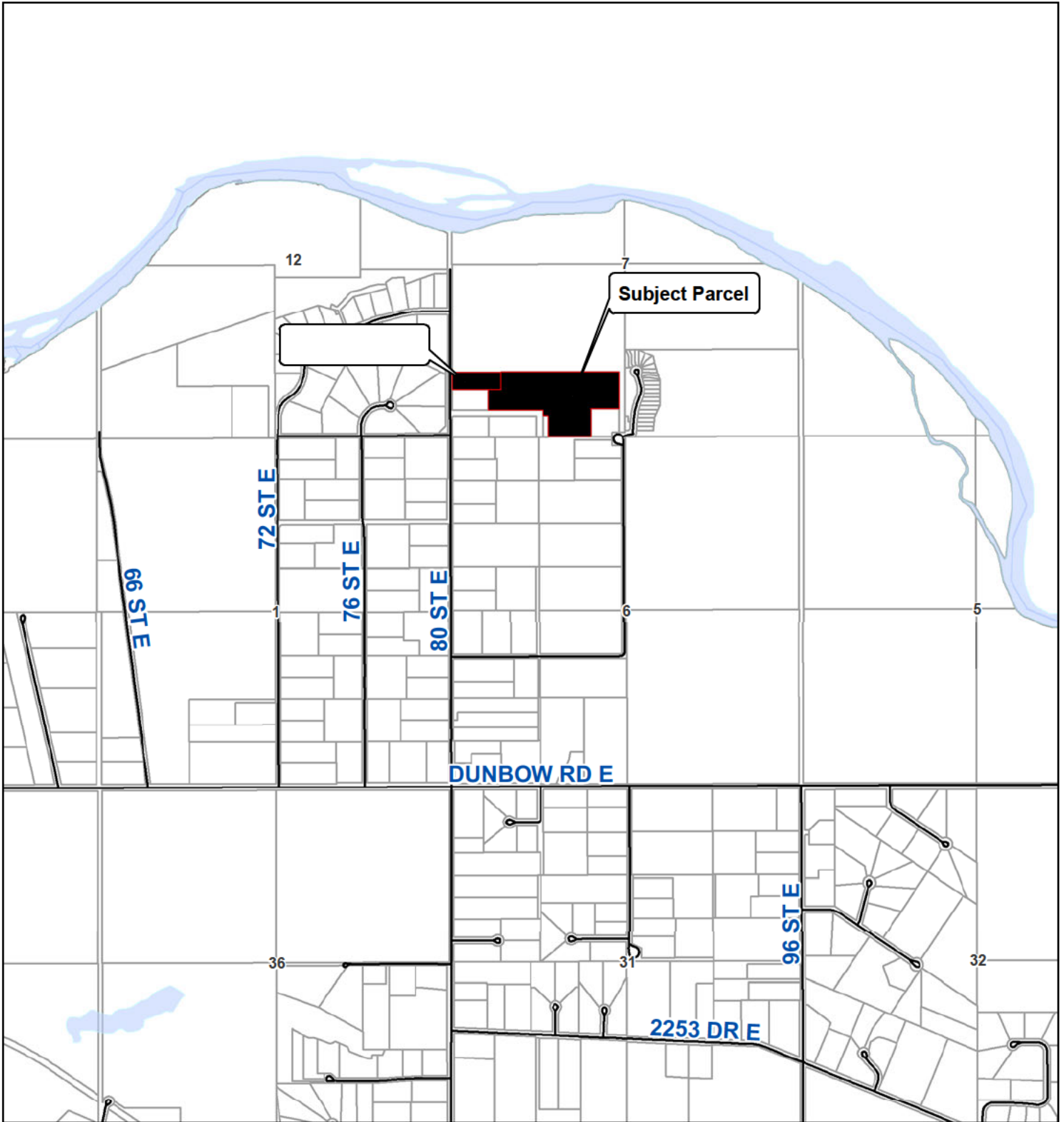
Geotechnical Report (High Water Table Testing and Septic Disposal Evaluation), attached as: "08 - Geotechnical Report & Septic Disposal Evaluation.pdf"

Subdivision submitted June 9, 2025 (on hold pending redesignation)



Location Ma

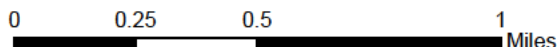
SW 7-22-28 W4M & Plan 1111914, Blk 1, Lot 6



Legend

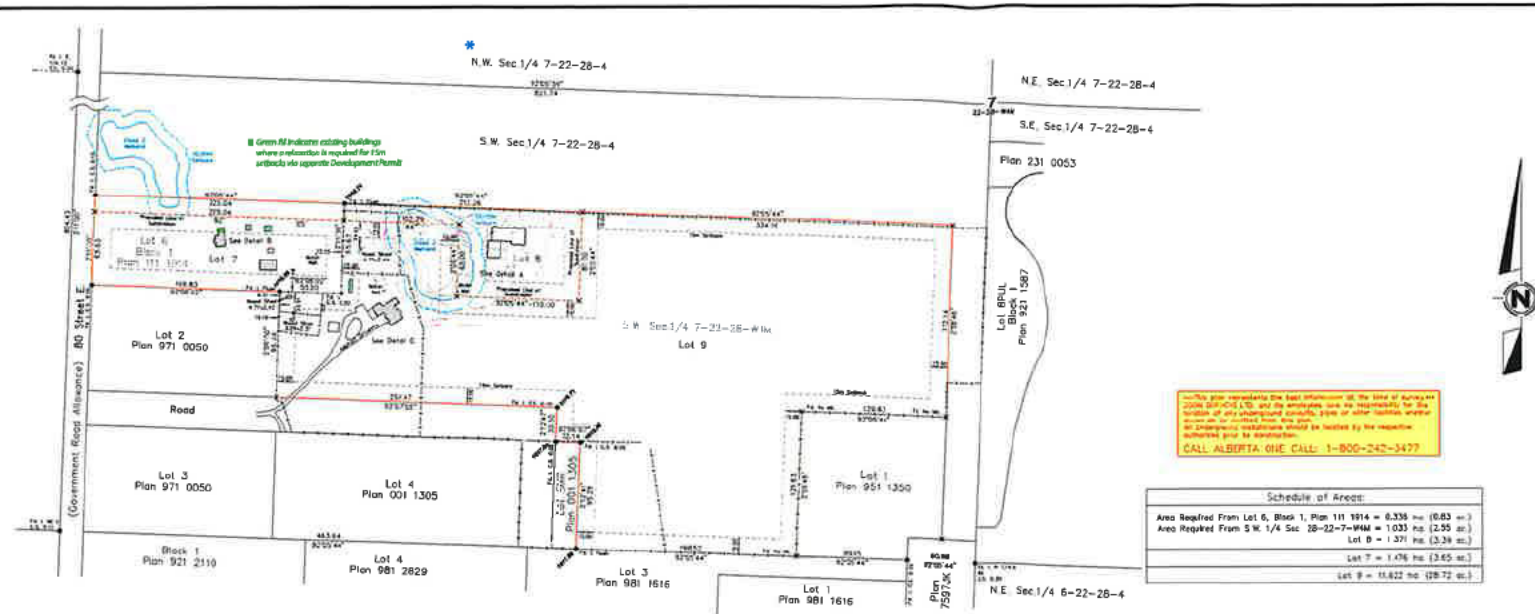
-  Roads
-  Parcels
-  Subject Parcel

Date: 2025-07-17



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Data Source: Includ Municipal Record and AltaLIS. Foothill County 2025



SITE PLAN AND PROPOSED SUBDIVISION

LEGAL DESCRIPTION: Meridian 4, Range 28, Township 22 Section 7 That Portion Of The South 900ft (301.752m) Of The South West Quarter Which Lies To The West Of The East 100ft (30.48m) Of The Said Quarter Section, and Lot 5, Block 1, Plan 111 1914

MUNICIPAL ADDRESS: [REDACTED]

DATE OF SURVEY: March 15th, 2023

DATE OF UPDATE: September 5th, 2025.

Scale: 1:2000

NOTES:
 Contours are shown that 1000.00 metres (3280ft)
 Contours are provided and derived from ANCA 8402 BULKY 1986.61
 All elevations are ground in metres and decimals thereof unless otherwise shown.
 All distances are in metres and are as measured.
 Bearings are given (True, True (2N) and derived from GNSS Observations).
 All lot areas are within 0.2 metres of the property line unless otherwise shown.
 All areas are measured to house corner unless otherwise shown.
 Unless noted otherwise, lines outside of property are not to scale.

LEGEND:

Acc - Access	Contour points shown thus	X
A.C. - Air Conditioner	Declarations shown thus	—
Br - Building	Found Non Party shown thus	—
B.S. - Back of Shed	Freehold shown thus	—
Can - Canopy	Long Straddle shown thus	—
Car - Carport	Right of Way shown thus	—
Ch - Chimney	Power Lines shown thus	—
C.S. - Curbstone	Street Signs shown thus	—
Dr - Driveway	Water Mains shown thus	—
En - Encumbrance	Subdiv Property Lines shown thus	—
F - Fence	Property Lines shown thus	—
W - Well	Proposed Lines of Subdivision shown thus	—
U - Utility	Utility Right of Way shown thus	—
W.D. - Without Statement	Gas shown thus	—
W.R. - Without Statement	Found Non Party Lines shown thus	—
W.S. - Without Statement	Gaslines shown thus	—
W.T. - Without Statement	Sanitary Lines shown thus	—
W.W. - Without Statement	Water Mains shown thus	—

Water Contour Interval = 0.2m
 Water Height Interval = 1.0m

Schedule of Areas:

Area Required From Lot 6, Block 1, Plan 111 1914 = 6.336 ac (0.63 ac)
Area Required From S.W. 1/4 Sec 28-22-7-WM = 10.331 ac (1.35 ac)
Lot 8 = 1.271 ac (0.38 ac)
Lot 7 = 1.076 ac (0.45 ac)
Lot 9 = 16.822 ac (08.72 ac)

