



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 \$ _____ shall accompany this application.

Date Received: _____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, _____
Name of Registered Owner (please print)

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

_____ to act as agent in the matter.
Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the _____ 1/4 sec. _____ twp. _____ range _____ west of _____ meridian.

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

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by _____

Size of existing parcel(s) _____ Size of proposed parcel(s) _____

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

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 _____

Signed _____

Landowner Information

Phone No. _____

Address: _____

I consent to receive documents by email: ___ Yes ___ No

Email Address: _____

Agent Information

Phone No. _____

Address: _____

I consent to receive documents by email: ___ Yes ___ No

Email Address: _____

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

_____ 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.

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



Foothills County
Box 5605
High River, AB
T1V 1M7

October 23rd, 2025

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for amendment to the Country Residential Land Use District to allow for the future subdivision of one (1) new Country Residential District (CR) parcel +/- 13.49 acres in size for land legally described as Plan 8017JK, Block A, Lot 1, SW 28-19-28 W4M, consisting of +/- 20.34 acres (8.23 hectares) in Foothills County.

Landowners: Colin Senft, Garret Senft & Gary Kleinsasser

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 Amendment to the CR - Country Residential District to allow for the creation of one (1) (\pm 13.49ac) new CR parcel;
- o The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner;
- o A Credit Card Authorization for processing of 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.

Please note, a concurrent DP application will be submitted. The purpose of the DP is to provide for a Home Based Business Type II on the Balance parcel of land for the current landowners.

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 approximately 3.37km north of the Town of High River urban boundary and is bound by the 118 Street E to the west, 446 Avenue E to the south, The existing approach off Range Road 283A will be maintained for the balance parcel. There is a new approach proposed for the new CR parcel which is located off 118 Street E. This is currently where a Canada Post mailbox is and this has been arranged to be moved.

Policy Considerations: The proposed amendment to the Land Use Bylaw for a future subdivision aligns with the goals and objectives of the MDP2010, with respect to efficient use of land, maintaining the rural character and contributing to appropriate servicing for the area. The application also minimizes the conversion of existing agricultural lands by directing development to areas which are already fragmented. The site falls within the Central District of the Growth Management Strategy, which is supportive of moderate growth so long as the rural character is protected.

Rationale: The purpose of this application is to formally request amendment to the Country Residential District to allow for the Subdivision of one (1) new parcel consisting of ± 13.49 ac, with a CR balance of ± 6.85ac. The intent of the application is to accommodate a single detached dwelling on the new parcel, with an existing dwelling on the balance parcel to remain. The new parcel will have a traditional building envelope with private onsite services. The proposed application is intended to integrate appropriately into the existing context, and the new parcel is in keeping with the neighbouring land uses and densities.

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: *Colin Senft, Garret Senft & Gary Kleinsasser - Landowners*

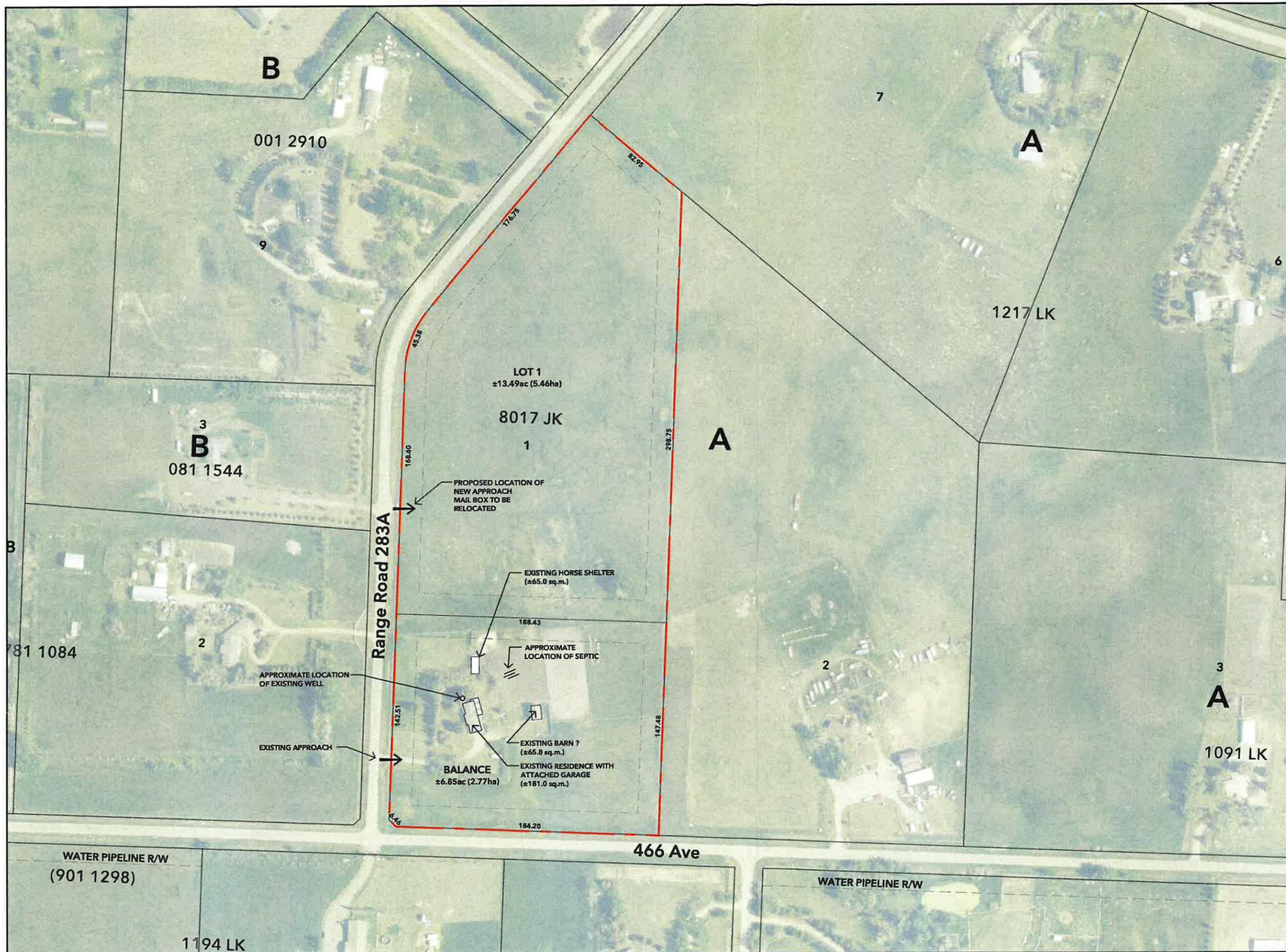
CLIENT
Colin & Garret Senft & Gary Kleinsasser

PROJECT NUMBER
25-029

LEGAL ADDRESS
Plan 8017JK, Block A, Lot 1
NW 28-1-28 W4M
±20.34ac (8.23ha)

DATE
August 22, 2025

LEGEND
Subject Parcel 
15.0m Setback 



SUBDIVISION
Conceptual Site Plan

SCALE
1:2500

SHEET
S1
SITE PLAN

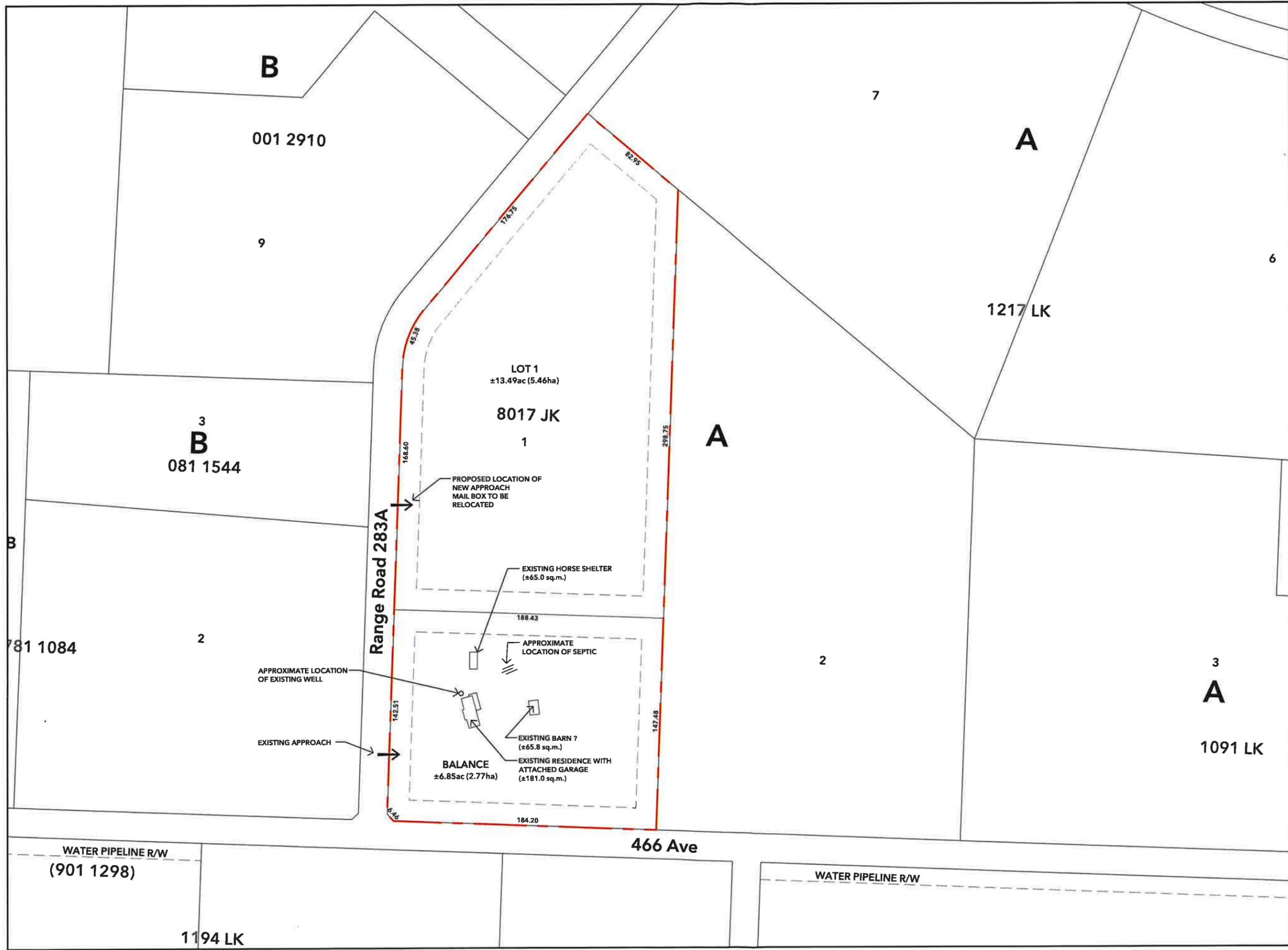
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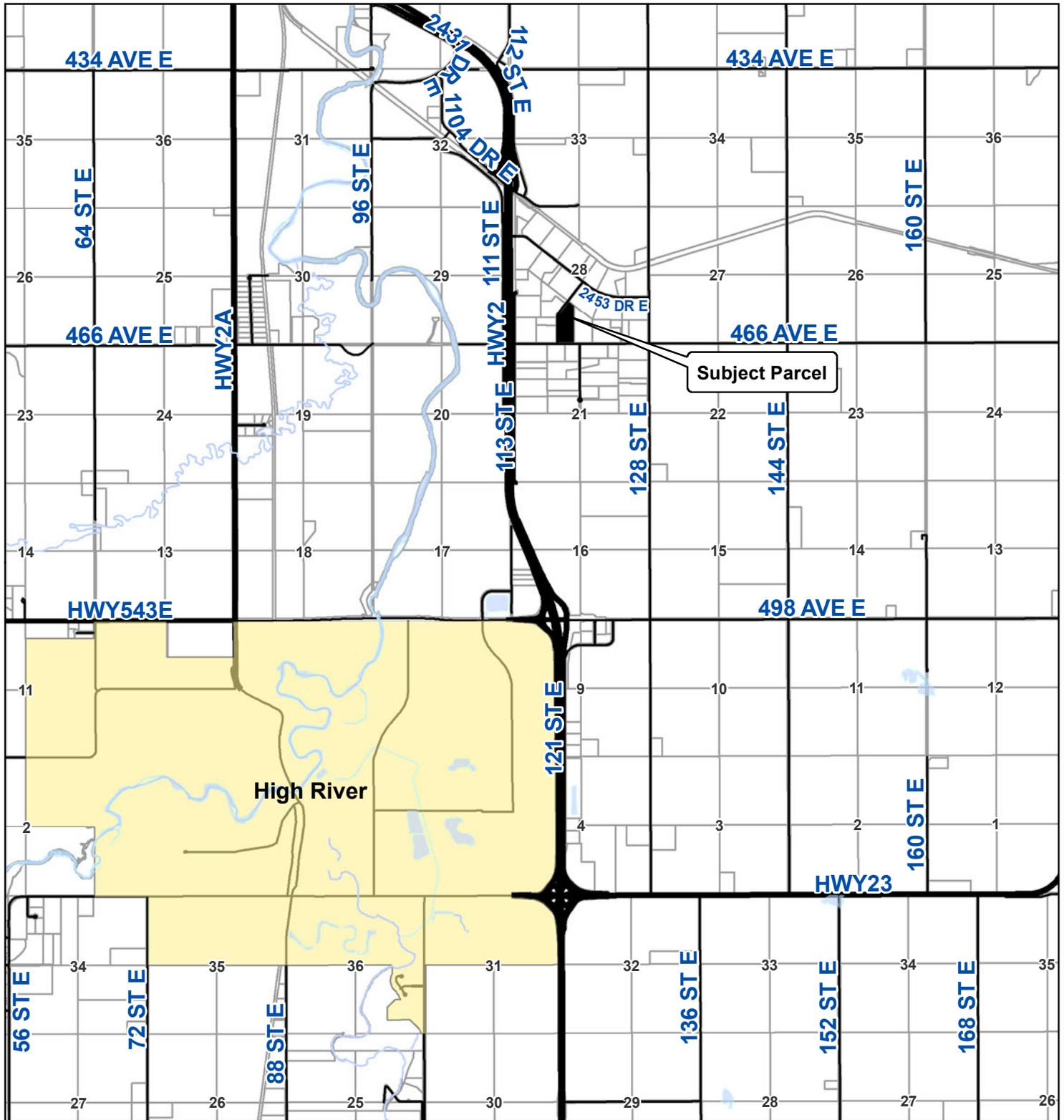
SUBDIVISION
Conceptual Site Plan

 **SCALE**
1:2500

SHEET
S1
SITE PLAN



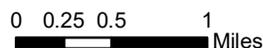
Location Map SW 28-19-28 W4M; Plan 8017JK, Block A, Lot 1



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2026-01-09



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