

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



Foothills County
Box 5605
High River, AB
T1V 1M7

May 2, 2025
Updated Jan 08, 2026

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 (± 8.78 ac/ ± 3.55 ha) with a ± 150.0 ac (± 60.65 ha) Agricultural balance for the land legally described as NE 17-22-04 W5M within Foothills County.

Landowner: Douglas A Weston

Dear Samantha 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 from A - Agricultural District to CR - Country Residential District to allow for the creation of one (1) (± 8.78 ac / ± 3.55 ha) new 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.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

Rationale: This land use amendment application is intended to facilitate a first parcel out from a previously unsubdivided quarter section. The application seeks to redesignate a ± 8.78 ac (± 3.55 ha) parcel of land in the northwest corner of the quarter section from Agriculture District to Country Residential District to facilitate the future subdivision of the lot. The proposed parcel integrates with the existing country residential development to the west by continuing the subdivision pattern along 194 Avenue West. The intent is to accommodate a single detached dwelling on the newly created parcel.

Location, Access, and Servicing: The subject site is located one quarter section east of Highway 762 at the end of 194 Avenue West and within the service area of the West Foothills Water Treatment Plant. Access to the proposed parcel will be provided from the existing driveway that extends from 194 Avenue W through Lot 7 to the proposed parcel. We have also proposed a 30x30 road dedication on the proposed lot to provide legal access to the proposed lot and the SE 20-22-4 W5M as the existing driveway to the SE 20 is the common driveway through Lot 7 and it encroaches on the proposed parcel.

Easement number 821 096 provided access over NW 17-22-4-W5M to both NE1 7-22-4-W5M and SE 20-22-4-W5M but following the creation of the Benchands subdivision in 2005 the easement was removed and not replaced. There is also a caveat registered over Lot 7 that grants to the County a 30m wide strip of land along the north boundary of Lot 7 as a road dedication; however, the County has not exercised that caveat

so the 30m strip of land is still contained within the Title of Lot 7. This is problematic for access to the NE 17-22-4-W5M and SE 20-22-4-W5M quarter sections as there is currently no legal or physical access, as defined by the County. Through discussions with Administration and the area Councilor, it is our understanding that the County would exercise the caveat registered on Lot 7 as part of this application to provide the legal access to the NE 17 and SE 20 quarter sections.

Physical access to the proposed lot is to be provided by way of an engineered driveway within the area to be exercised by the County and taken out as road dedication. We have been notified that Public Works would recommend a County-standard road here; however, the topography and natural features pose significant challenges to a road of this size. In addition, should a County-standard road be built it would significantly impact the developable area of Lot 7. At the time that Lot 7 was created, the County reviewed and approved the building envelope for that Lot and did not account for the possibility of the 30m road dedication along the north. For the reasons above, we would request that Council consider an engineered driveway as appropriate access to the proposed parcel.

Water will be provided by an extension to the existing 6" pipeline that services the Benchlands from the West Foothills Water Treatment Plant and terminates on Lot 7. The landowners have confirmation from the County that up to two additional connections to the piped system have been approved. This proposed development will utilize one of those connections. Sanitary servicing will be provided through an onsite private septic system.

The existing dwelling and accessory buildings on the balance parcel are currently accessed from Highway 762 by way of an access easement (Registration # 201 216 776) through Plan 2010218, Block 1, Lot 13 and will continue to be accessed in this manner.

Policy Considerations: The subject site does not fall within an Intermunicipal Development Plan or Area Structure Plan; therefore, the guiding policy is the Municipal Development Plan and the Land Use Bylaw with additional direction taken from the Growth Management Strategy (GMS). Located in the Northwest District (as per the GMS), this area supports minimal or moderate growth in areas where fragmentation and development have already occurred, maintaining a quaint rural feel, and ensuring natural features and forestation are preserved. The proposed lot configuration follows the pattern of country residential parcels already established along 194 Avenue W and aligns with the Foothills County Municipal Development, which directs additional subdivision to areas with existing country residential development. The proposed lot aligns with the Land Use Bylaw regulations for country residential parcels and maintains a typical rural building envelope suitable for development.

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

Sincerely,
Township Planning + Design Inc.



Robyn Erhardt, B.A., M.Plan.
RPP, MCIP
Senior Planner
Urban + Regional Planning

Cc: *Douglas A Weston - Landowner*



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, Douglas A Weston (Businessman)

Name of Registered Owner (please print)

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

Robyn Erhardt 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. 17 twp. 22 range 04 west of 5 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 821 096 684

TO: (Choose One)

Redesignate from Agricultural District to Country Residential District

Amend the Land use Bylaw by _____

Size of existing parcel(s) +/- 158.78 ac (+/- 64.25 ha) Size of proposed parcel(s) +/- 8.78 ac 3.553 ha
+/- 150 ac (+/-60.658 ha) balance

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

Redesignate a +/- 8.78 ac/3.55ha portion of the NE 17-22-04 W5M from Agricultural District to Country Residential District to facilitate a first-parcel out subdivision of the +/- 8.78ac parcel.

Please refer to the attached cover letter for additional details regarding access, servicing, and rationale.

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 May 2, 2025 updated January 08, 2026

Signed

Agent I

Landowner Information

Phone No. _____

Address: _____

I consent to

Email Address: _____

Phone No. 587-574-8788

Address: 110 - 259 Midpark Way SE

Calgary, AB T2X 1M2

I consent to receive documents by email: Yes No

Email Address: robyn@twppanning.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.

May 2, 2025 Updated January 08,2026

Date

Signature of ~~Owner~~ Agent

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

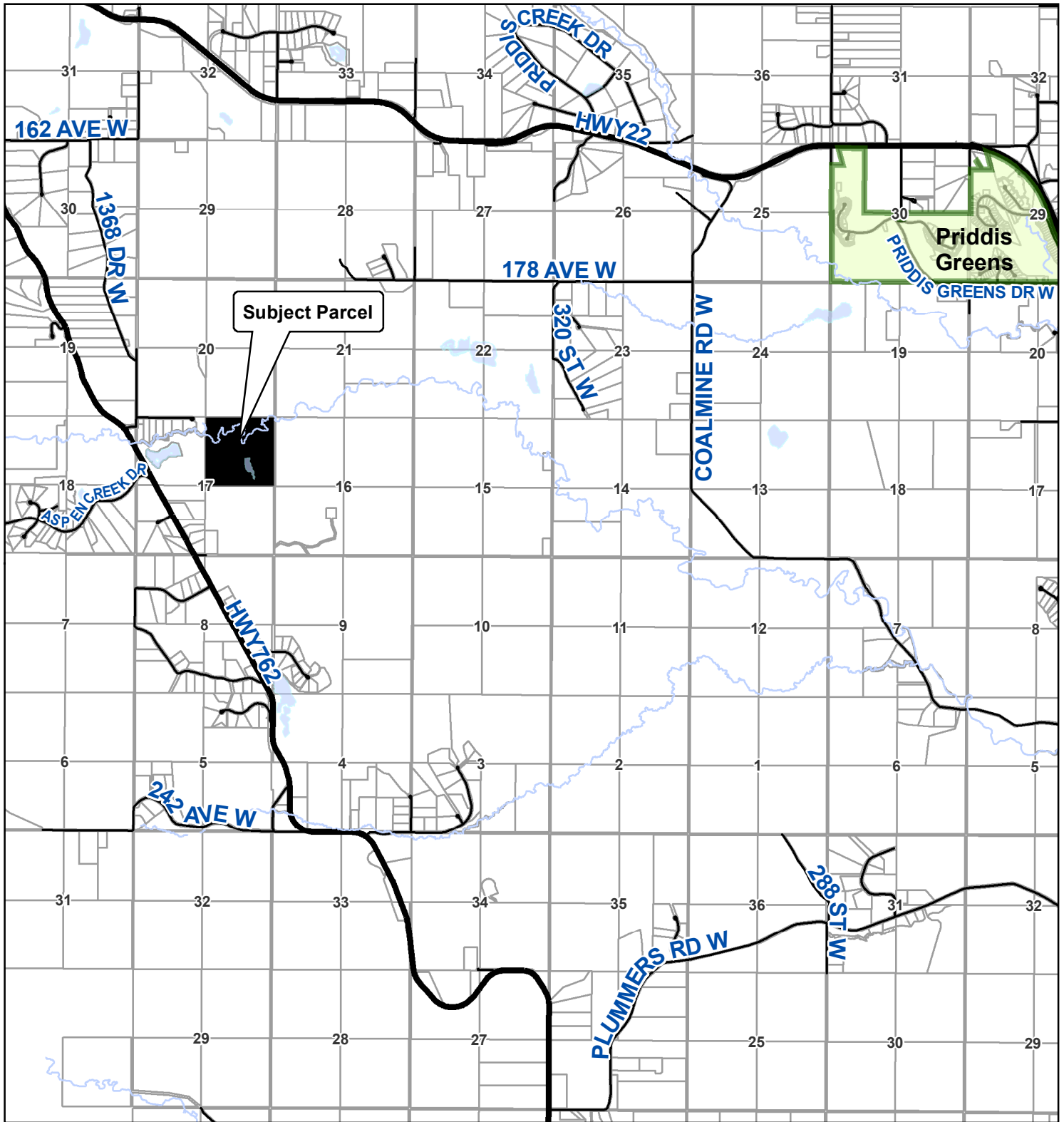
If yes, please clarify:

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.

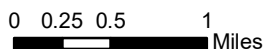
Location Map NE 17-22-04 W5M



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Hamlet

Date: 2026-01-13



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Data Sources Include Municipal Records and AltaLIS.
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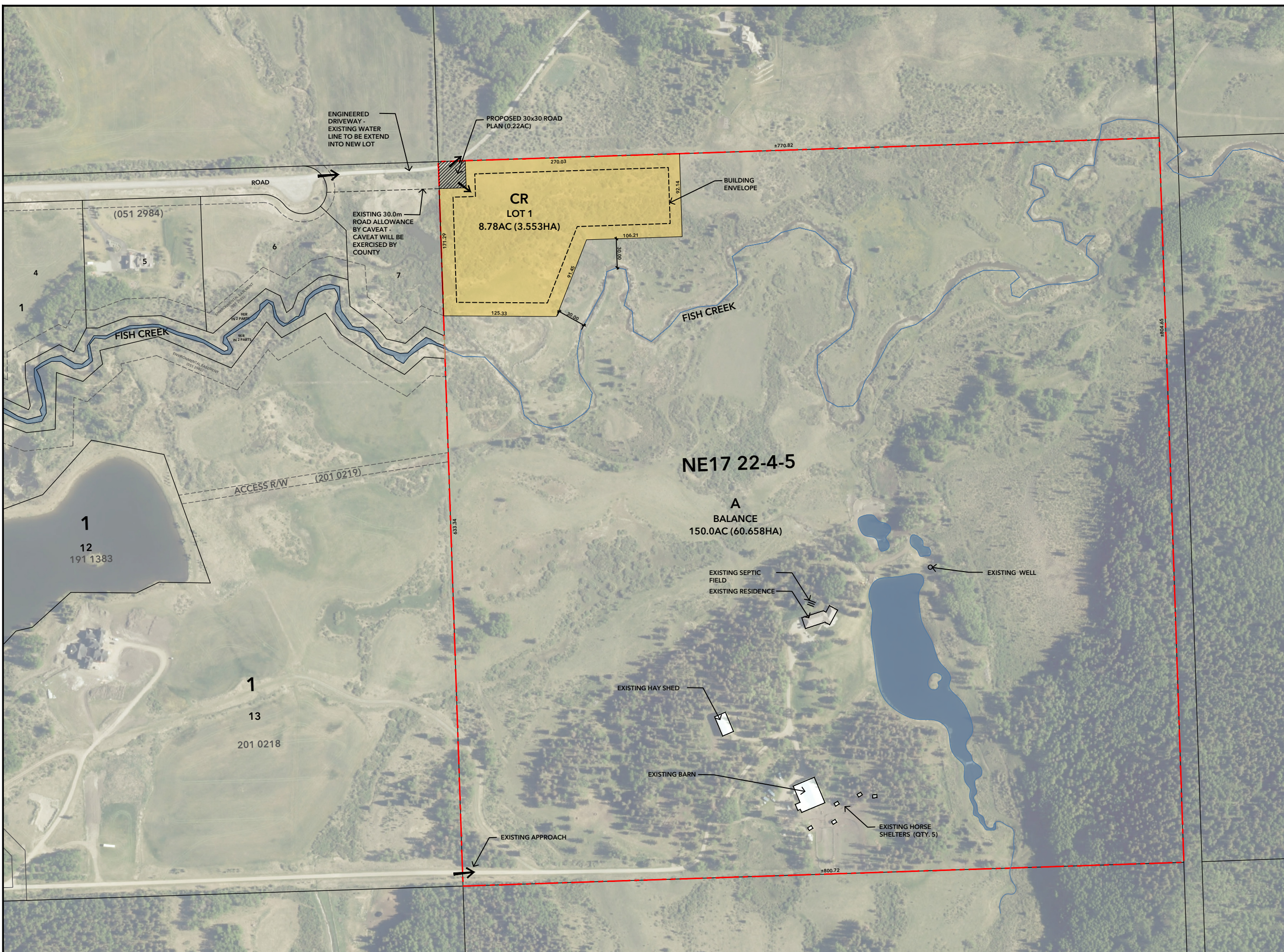
CLIENT
Doug Weston

PROJECT NUMBER
25-013

LEGAL ADDRESS
NE 17-22-04 W4M

+/-159.0 ac (64.30ha)

DATE
December 11, 2025



LAND USE REDESIGNATION
Site Plan

N SCALE
1:4000

SHEET
S1
SITE PLAN