



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, Jeff Badke and Bradford Badke, Executors for the Estate of Beverly Badke

Name of Registered Owner (please print)

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

Jeff Badke and/or Badke Consulting Ltd. to act as agent in the matter.

Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All [part] of the SE 1/4 sec. 13 twp. 21 range 1 west of 5 meridian.

Being all parts of lot 5 block 3 Reg. Plan No. 071 6335 C.O.T. No. 251 261 155

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by amending Section 13.1.6.1 (A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.)

Size of existing parcel(s) 4.06-ha (10.02-ac) Size of proposed parcel(s) 2.40-ac to 4.62-ac (3 CR Lots)

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

Amend the Foothills County Land Use Bylaw to allow for the future subdivision of 2 new Country Residential district parcels with Country Residential District remainder.

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 2025-12-12

Signed _____

Landowner Information

Phone No. [REDACTED]

Address: [REDACTED]

[REDACTED]

I consent to receive documents by email: Yes No

Email Address: [REDACTED]

Agent Information

Phone No. [REDACTED]

Address: [REDACTED]

[REDACTED]

I consent to receive documents by email: Yes No

Email Address: [REDACTED]

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.

2025-12-12

Date

Signature of Owner

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

If yes, please clarify:

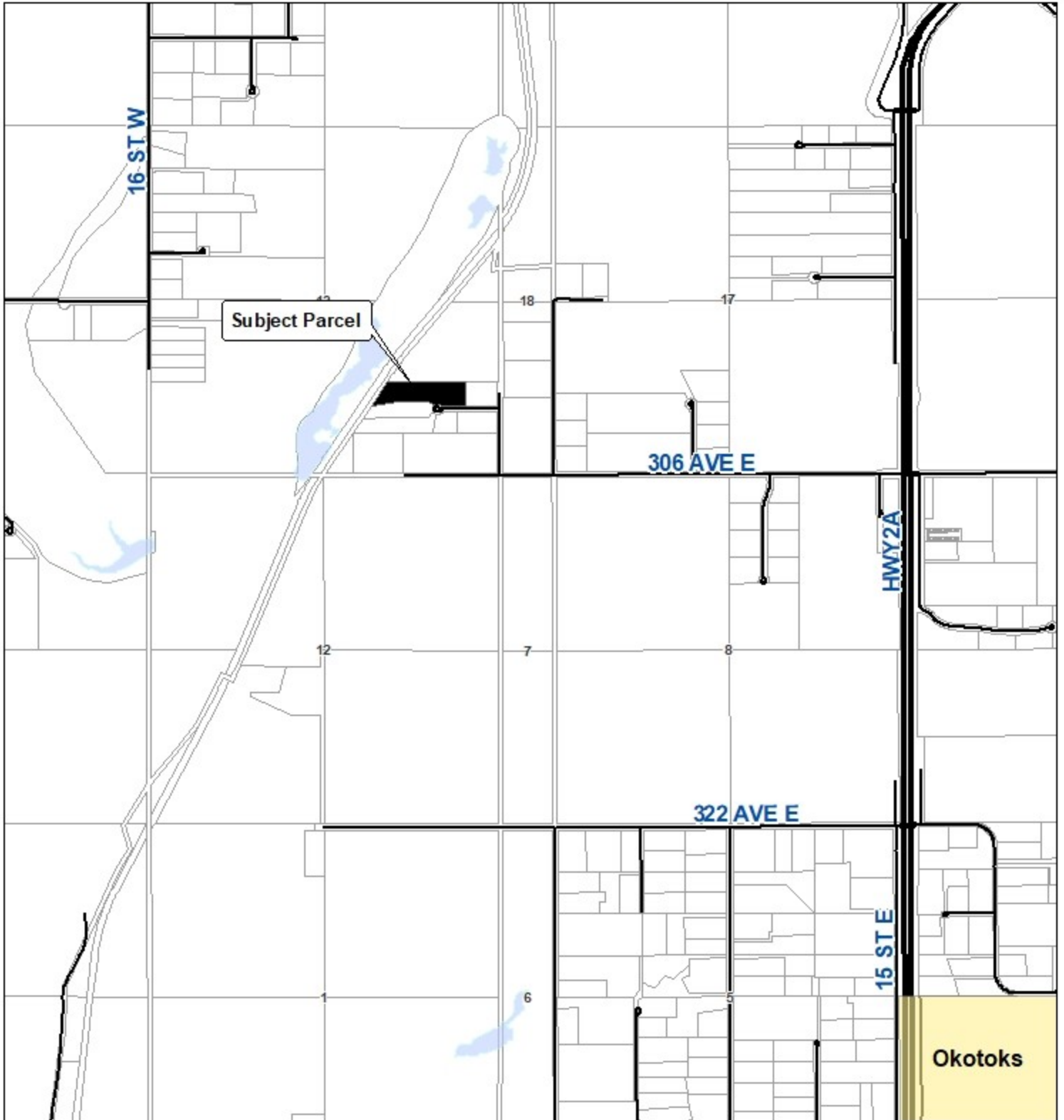
***Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

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.



Location Map

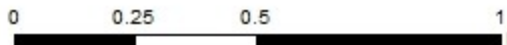
SE 13-21-01 W5M; Plan 0716335, Blk 3, Lot 5



Legend

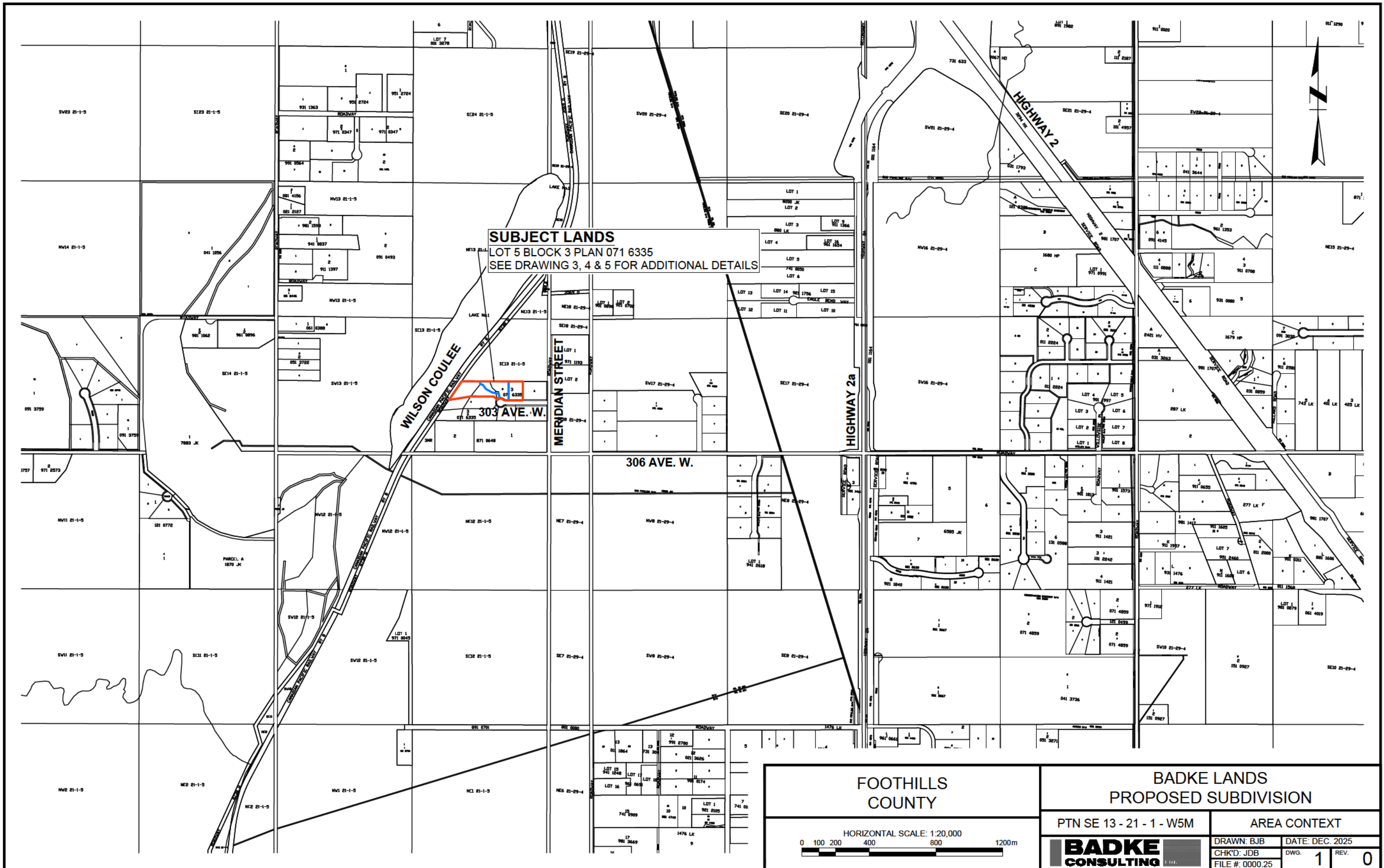
-  Roads
-  Highway
-  Parcels
-  Subject Parcel
-  Town

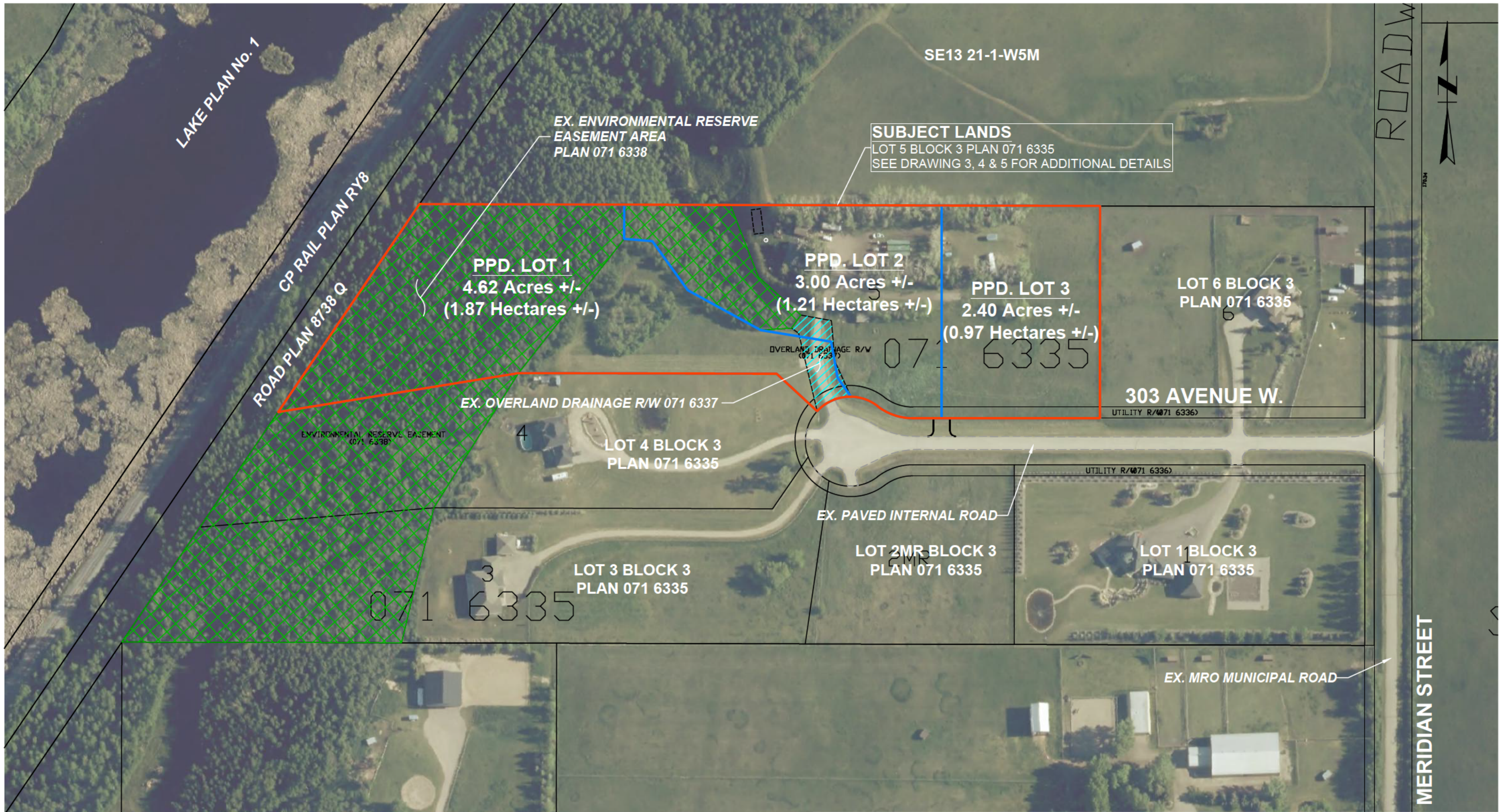
Date: 2026-02-24



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 inaccuracy, incomplete or misleading information, or its improper use.

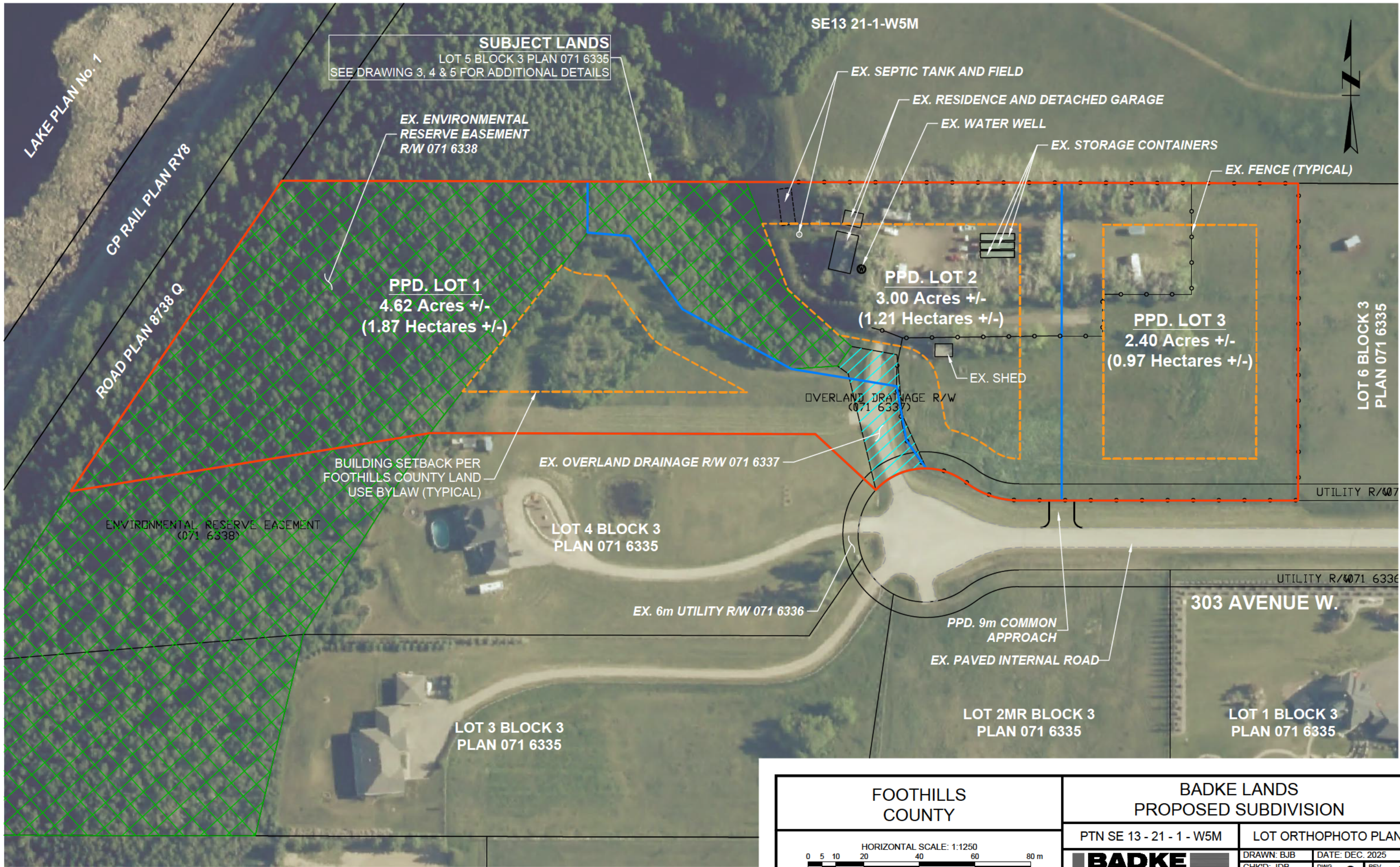
Data Sources include Municipal Records and AIA/IS. © Foothills County 2026





871 0648

FOOTHILLS COUNTY		BADKE LANDS PROPOSED SUBDIVISION	
HORIZONTAL SCALE: 1:2000 0 10 20 40 80 120 m		PTN SE 13 - 21 - 1 - W5M	ORTHO PHOTO PLAN
		DRAWN: BJB	DATE: DEC. 2025
		CHK'D: JDB	DWG. 2
		FILE #: 0000.25	REV. 0



SUBJECT LANDS
 LOT 5 BLOCK 3 PLAN 071 6335
 SEE DRAWING 3, 4 & 5 FOR ADDITIONAL DETAILS

EX. ENVIRONMENTAL
 RESERVE EASEMENT
 R/W 071 6338

EX. SEPTIC TANK AND FIELD

EX. RESIDENCE AND DETACHED GARAGE

EX. WATER WELL

EX. STORAGE CONTAINERS

EX. FENCE (TYPICAL)

PPD. LOT 1
 4.62 Acres +/-
 (1.87 Hectares +/-)

PPD. LOT 2
 3.00 Acres +/-
 (1.21 Hectares +/-)

PPD. LOT 3
 2.40 Acres +/-
 (0.97 Hectares +/-)

LOT 6 BLOCK 3
 PLAN 071 6335

OVERLAND DRAINAGE R/W
 (071 6337)

BUILDING SETBACK PER
 FOOTHILLS COUNTY LAND
 USE BYLAW (TYPICAL)

EX. OVERLAND DRAINAGE R/W 071 6337

EX. SHED

UTILITY R/W 071 6336

ENVIRONMENTAL RESERVE EASEMENT
 (071 6338)

LOT 4 BLOCK 3
 PLAN 071 6335

EX. 6m UTILITY R/W 071 6336

PPD. 9m COMMON
 APPROACH

303 AVENUE W.

UTILITY R/W 071 6336

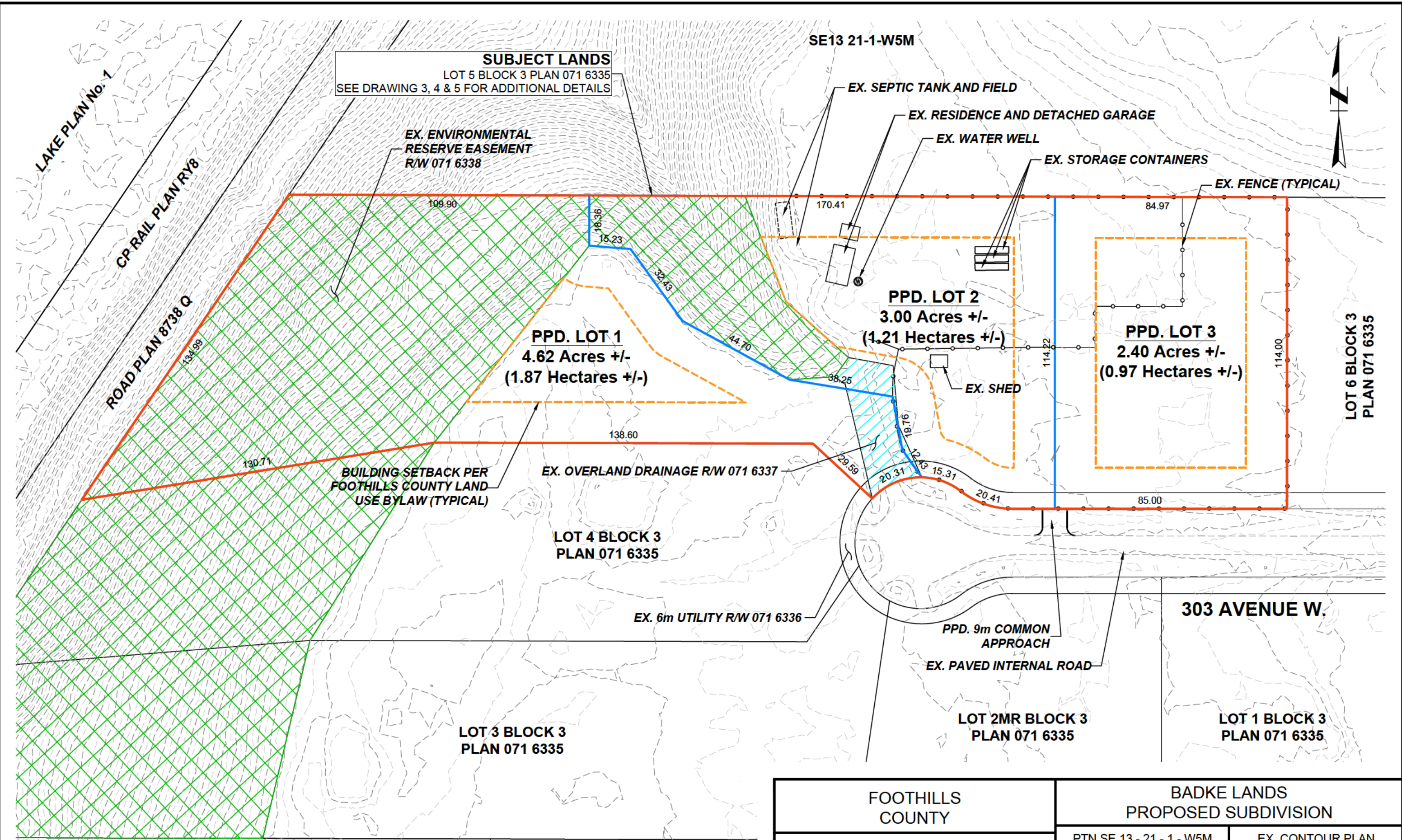
EX. PAVED INTERNAL ROAD

LOT 3 BLOCK 3
 PLAN 071 6335

LOT 2MR BLOCK 3
 PLAN 071 6335

LOT 1 BLOCK 3
 PLAN 071 6335

FOOTHILLS COUNTY		BADKE LANDS PROPOSED SUBDIVISION			
HORIZONTAL SCALE: 1:1250 0 5 10 20 40 60 80 m		PTN SE 13 - 21 - 1 - W5M		LOT ORTHOPHOTO PLAN	
BADKE CONSULTING		DRAWN: BJB	DATE: DEC. 2025		
		CHK'D: JDB	DWG. 3	REV. 0	
		FILE #: 0000 25			



FOOTHILLS COUNTY		BADKE LANDS PROPOSED SUBDIVISION	
HORIZONTAL SCALE: 1:1250		PTN SE 13 - 21 - 1 - W5M	EX. CONTOUR PLAN
			DRAWN: BJB DATE: DEC. 2025 CHK'D: JDB DWG. 4 REV. 0 FILE #: 0000 25

SE13 21-1-W5M

SUBJECT LANDS
LOT 5 BLOCK 3 PLAN 071 6335
SEE DRAWING 3, 4 & 5 FOR ADDITIONAL DETAILS



LAKE PLAN No. 1

CP RAIL PLAN RY8

ROAD PLAN 8738 Q

EX. ENVIRONMENTAL
RESERVE EASEMENT
R/W 071 6338

EX. SEPTIC TANK AND FIELD

EX. RESIDENCE AND DETACHED GARAGE

EX. WATER WELL

EX. STORAGE CONTAINERS

EX. FENCE (TYPICAL)

109.90

170.41

84.97

18.36

15.23

15.00

15.00

PPD. LOT 1
4.62 Acres +/-
(1.87 Hectares +/-)

PPD. LOT 2
3.00 Acres +/-
(1.21 Hectares +/-)

PPD. LOT 3
2.40 Acres +/-
(0.97 Hectares +/-)

LOT 6 BLOCK 3
PLAN 071 6335

EX. SHED

130.71

138.60

114.22

15.00

114.00

BUILDING SETBACK PER
FOOTHILLS COUNTY LAND
USE BYLAW (TYPICAL)

EX. OVERLAND DRAINAGE R/W 071 6337

EX. SHED

LOT 4 BLOCK 3
PLAN 071 6335

EX. 6m UTILITY R/W 071 6336

PPD. 9m COMMON
APPROACH

EX. PAVED INTERNAL ROAD

303 AVENUE W.

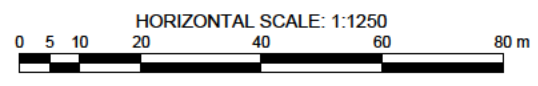
LOT 2MR BLOCK 3
PLAN 071 6335

LOT 1 BLOCK 3
PLAN 071 6335

LOT 3 BLOCK 3
PLAN 071 6335

FOOTHILLS
COUNTY

BADKE LANDS
PROPOSED SUBDIVISION



PTN SE 13 - 21 - 1 - W5M

LOT PLAN

BADKE CONSULTING

DRAWN: BJB DATE: DEC. 2025
CHK'D: JDB DWG. 5 REV. 0
FILE #: 0000 25

Civil Engineering · Planning · Surveying

December 12, 2025

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7**Attention: Samantha Payne, Manager of Planning Applications****Re: Badke – Proposed 3-Lot CR Subdivision**
Land Use Bylaw Amendment
Plan 071 6335; Block 3; Lot 5 within SE 13-21-1-W5M

The attached application is being made by Badke Consulting Ltd. on behalf of the Estate of Beverly Badke, landowner of the subject lands, which are 4.056-hectares (10.02-acres) more or less in area.

The purpose of this application is to amend the current Foothills County Land Use Bylaw in order to allow for the future subdivision of two new Country Residential parcels with a Country Residential remainder parcel.

- The new CR parcels, including the remainder, are proposed to range between 0.97-hectares (2.40-acres) and 1.87-hectares (4.62-acres) +/-.
- Based on the current titled lot area, we acknowledge that this application would be considered 'over density'. However, please note that when our family subdivided the original 34.4-acre parcel in 2007, that application was under density by 1 lot, creating 4 new lots with the subject 10.02-acre remainder.
- The attached plans show the location and size of the existing and proposed parcels.

As supportive information, we are enclosing the following:

1. Application form for Land Use Bylaw Amendment. A cheque will be delivered to the County office for the \$3,100 application fee; that is, \$1,500 times two new lots, plus \$100 filing fee,
2. An area context plan, orthophoto, contour and lot plans, identifying the proposed and remainder parcels,
3. Current Land Title,
4. Letter of Authorization from the landowner,
5. Abandoned well site form and map.

Additional background information regarding this application is included in the attached report. We trust the foregoing to be in order; please feel free to contact the undersigned should you have additional questions with respect to this application.

Yours truly,



Jeff Badke, Principal



Bradford Badke, Principal

Badke Lands

PROPOSED 3-LOT SUBDIVISION

The proposed Country Residential subdivision is described as follows:

Location of Subject Lands

The Subject Lands, on which the Country Residential subdivision is proposed, is located within the center/easterly region of Division 5 in the northern region of Foothills County. These lands are located approximately 5km north of the Town of Okotoks, west of Highway 2A and 306 Avenue West.

Legal Description

The Subject Lands are legally described as

PLAN 0716335
BLOCK 3
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.056 HECTARES (10.02 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

These lands are identified on the attached plans and stand in the name of **Jeff & Bradford Badke Executors for the Estate of Beverly Badke.**

Zoning

The Subject Lands are currently zoned Country Residential District (CR). This application proposes to amend the Foothills County Land Use Bylaw to allow for the future subdivision of 2 new CR parcels, with a CR remainder parcel.

Area Description

The portion of Foothills County encompassing the Subject Lands features a varied mix of country residential developments alongside agricultural parcels. The area's vegetation primarily consists of grasslands and cultivated fields, interspersed with stands of deciduous trees. The regional topography is characterised by gently undulating foothills and areas of moderate relief. Natural sub-regional intermittent drainage networks traverse the area, linking to the broader drainage system within Wilson Coulee to the west, which ultimately discharges into the Sheep River valley to the southeast.

Description of the Subject Lands

The Subject Lands cover 10.02 acres of improved land, the balance resulting from a previous subdivision in 2007. Located 5km north of Okotoks and 5km south of DeWinton, the area features flat to gently undulating terrain with very mild relief. Situated along the eastern slope of Wilson Coulee, the subject lands—along with existing Lots 3 & 4 and other parcels within Section 13—benefit from a picturesque deciduous woodland that extends north and south along the coulee.

Existing buildings on the Subject Lands include a 1,012-sq-ft principal residence with detached single car garage (20-ft x 18-ft), and a 96-sq-ft shed (12-ft x 8-ft), all of which pre-dated the 2007 subdivision which created the parcel.

The mature shelterbelt framing the subject lands not only enhances the current property but will also provide significant advantages to the future owner of the proposed adjoining lot. These established trees offer natural wind protection, privacy, and relief from drifting snow, while creating a sense of separation and visual interest in the landscape.

A review of the Agricultural Region of Alberta Soil Inventory Database (AGRASID), identifying a 2,500-acre regional polygon surrounding the subject lands, indicate an Alberta Land Suitability Rating System (LSRS) rating of 3H(8) – 5W(2), identifying the region as moderate to very severe agricultural limitations primarily due to climate and moisture. The soils present in this region are classified as Orthic Black Chernozem of the Dunvargan series. These soils typically exhibit good drainage characteristics, with textures ranging from loam to clay loam.

Proposed Subdivision

The proposed Country Residential parcels range in size between 0.97-hectares (2.40-acres) and 1.87-hectares (4.62-acres). The easterly parcel is proposed at 0.97-hectares (2.40-acres), with the central parcel containing the existing building site proposed at 1.21-hectares (3.00-acres). On the westerly side, the remaining parcel is proposed at 1.87-hectares (4.62-ac).

Existing Environmental Reserve Easement

In the initial 2007 subdivision, the treed eastern slopes of Wilson Coulee within the property's westerly extents were protected with an Environmental Reserve Easement (ERE) as shown on ERE Plan 071 6338. The subject lands currently include a 1.50-hectare (3.72-acre) portion of the ERE plan area, which is not subject to modification in this application except for noting the allocation of its portions between the proposed Lot 1 and Lot 2. Specifically, proposed Lot 1 will contain 1.19-hectares (2.94-acres) of ERE and Lot 2 will contain 0.31-hectares (0.78-acres) of existing ERE.

Proposed Density

Given the present titled lot area, we recognise that this application exceeds the current density policy. Nevertheless, it should be noted that when our family subdivided the original 34.4-acre parcel in 2007, the resulting development was one lot below the maximum allowable density, resulting in four new lots as well as the subject 10.02-acre remainder lot.

In addition, we note that at this time, the current density for the parent quarter section sits at 9 parcels, including the Subject Lands but exclusive of 2 existing Municipal Reserve parcels. In addition, we note a significant area of the parent quarter section, approximately ?? hectares (??-acres) in size is limited in developability due to existing slopes, wetland area, rail plan RY 8 and road plan 8738 Q.

In preparing the original 2007 subdivision application, its design was aligned with the then current trend of County support of Country Residential parcels in the 4 to 5-acre size range. Although the three parcels currently proposed are smaller than those approved in the 2007 subdivision, each offers a high-quality building site and represents a more efficient utilisation of existing Country Residential land, in addition to enhancing the municipal tax base.

Subdivision Design

The proposed subdivision design reflects an effort to optimise desirable building sites for each lot, while maintaining their adherence to the existing ERE. Road construction and maintenance costs are minimised by using existing municipal road infrastructure. The design prioritises efficient land use, strategic lot orientation, and accessibility, with the aim of maintaining environmental protection and convenience for prospective residents. The included drawings identify the proposed parcels, including existing ERE area, detailing the respective sizes and dimensions.

Subdivision Servicing

Access

Presently, the subject lands are accessed via 303rd Avenue W, a paved municipal internal road and cul-de-sac. 303rd Avenue W intersects with Meridian Street to the west, which in turn intersects 306th Avenue W to the south. Meridian Street and 306 Avenue are both municipal hard-surfaced (maintainable road oil) roads. An existing 5m wide paved approach and driveway provide access to the subject lands at this time.

Provision of access for the new parcels is proposed through the installation of one 9-metre-wide common paved approach, complete with 500mm culvert, for Lots 2 & 3. This new common approach is to be centered on the shared property boundary to ensure efficient entry and exit for both parcels. The existing paved driveway, originating from the 303 Avenue West cul-de-sac, will provide access to the westerly parcel, Lot 1.

Water and Sewage

The Land Use Bylaw requirements under the CR zoning stipulate utilizing “Individual wells and individual wastewater disposal systems; Communal water and communal wastewater disposal systems; or a combination of a. and b. as determined by Bylaw amending this section”.

With the proposal, water servicing is proposed by way of drilling new water wells for residential use. A review of recent water well reports from immediate surrounding lands indicate generous production

rates ranging from 5 to 9 imperial gallons per minute. These production rates indicate good potential for drilling new water wells that meet the requirements of the Alberta Water Act for residential use.

Sewage disposal for the new Country Residential parcels is proposed by way of onsite Private Sewage Treatment Systems (PSTS). Based on our experience in the surrounding region, supported by review of AGRASID data, soils and near surface groundwater conditions area expected to support residential use PSTS.

Shallow Utilities

At the time of the 2007 subdivision, the existing parcels were serviced with buried natural gas, electrical and telephone lines. This existing infrastructure is located within a 6m wide common utility right of way, which surrounds the internal road right of way. An existing service stub is located just north-west of the cul-de-sac, which will provide services to proposed Lot 1. The existing residence on proposed Lot 2 was tied into the underground service infrastructure during the 2007 development. Proposed Lot 3 benefits from existing service lines along its south property line, allowing for ease of tie-in at the time of future residential construction.

Development Rationale for Proposed Subdivision

The Subject Lands are situated immediately west of Meridian Street and north of 303rd Ave W, approximately 2 km from Highway 2A, providing convenient access to Foothills County, the City of Calgary, and Okotoks for employment and commercial needs. The prevalence of Country Residential parcels in the surrounding area demonstrates its appeal for residential development, attributable to favourable topography, effective drainage, and seamless connectivity to urban centres and regional transportation networks. These factors supported the initial subdivision and remain relevant today.

Planning Guidance

MDP 2010

The proposed subdivision has been reviewed according to the Residential section of the Foothills County Municipal Development Plan 2010 (MDP). Land use in this region is primarily a mix of Country Residential and Agricultural, and the planned Country Residential development in the application aligns well with both current and expected neighbouring uses.

Extensive agricultural activity on these lands is not practical primarily due to the limiting factor of existing parcel size. The proposed parcels feature gentle topography, with well drained soils, making them suitable sites for Country Residential buildings. Furthermore, the creation of the new lots is not expected to generate negative environmental, or landowner impacts on either the property itself or adjacent lands. The proposed subdivision creates new residential uses while efficiently leveraging existing infrastructure.

Growth Management Strategy

According to the Foothills County Growth Management Strategy (GMS), the designated lands are located in the Central District, which is expected to accommodate most of the County's future expansion. Over time, significant Country Residential development has occurred nearby. The Subject Lands benefit from their close proximity to major transportation routes and to the City of Calgary and Okotoks, making them well-suited for additional growth.

The proposed subdivision aligns with the Central District's purpose outlined in the GMS and supports the County's vision for sustainable, balanced development. With established patterns of Country Residential parcels and easy access to important amenities and transportation corridors, these lands offer a sensible opportunity for growth that fits with existing land uses and advances the County's planning goals. The subdivision's design maintains the area's character, uses the site's natural features for new homes and boundaries, and helps ensure new development blends smoothly while enhancing the Central District's vitality.

Closure

We trust that with the foregoing we have provided sufficient information and merit for Council's approval of this application. Please feel free to contact us if you require any additional information.

Sincerely,

Badke Consulting Ltd.



Jeff Badke, Principal



Bradford Badke, Principal