



# Application for Amendment to Land Use Bylaw

Foothills County

www.foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

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, VITALI MATIOUCHINE Anastasiia Shchepnikova  
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize  
Name of Agent (please print) \_\_\_\_\_ to act as agent in the matter.

### PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the \_\_\_\_\_ 1/4 sec. 15 twp. 21 range 1 west of 5M meridian.  
Being all parts of lot 5 block 0 Reg. Plan No. 9810559 C.O.T. No. 041 483 613

TO: (Choose One)

- Redesignate from \_\_\_\_\_ to \_\_\_\_\_
- Amend the Land use Bylaw by ALLOWING SHORT TERM RENTAL

Size of existing parcel(s) \_\_\_\_\_ Size of proposed parcel(s) \_\_\_\_\_

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

TO USE WAKOUT BASEMENT OF THE DWELLING AND GUEST HOUSE FOR SHORT TERM RENTAL

**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 or authorized agent.**

Date FEBRUARY 28, 2025 Signed \_\_\_\_\_

**Landowner Information** Agent Information \_\_\_\_\_

Phone No. \_\_\_\_\_ Phone No. \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

I consent to receive documents by email:  Yes \_\_\_ No I consent to receive documents by email: \_\_\_ Yes \_\_\_ No

Email Address: \_\_\_\_\_ 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.

MARCH 28, 2025 \_\_\_\_\_  
Date Signature

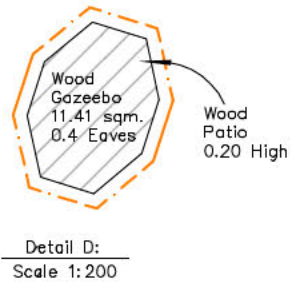
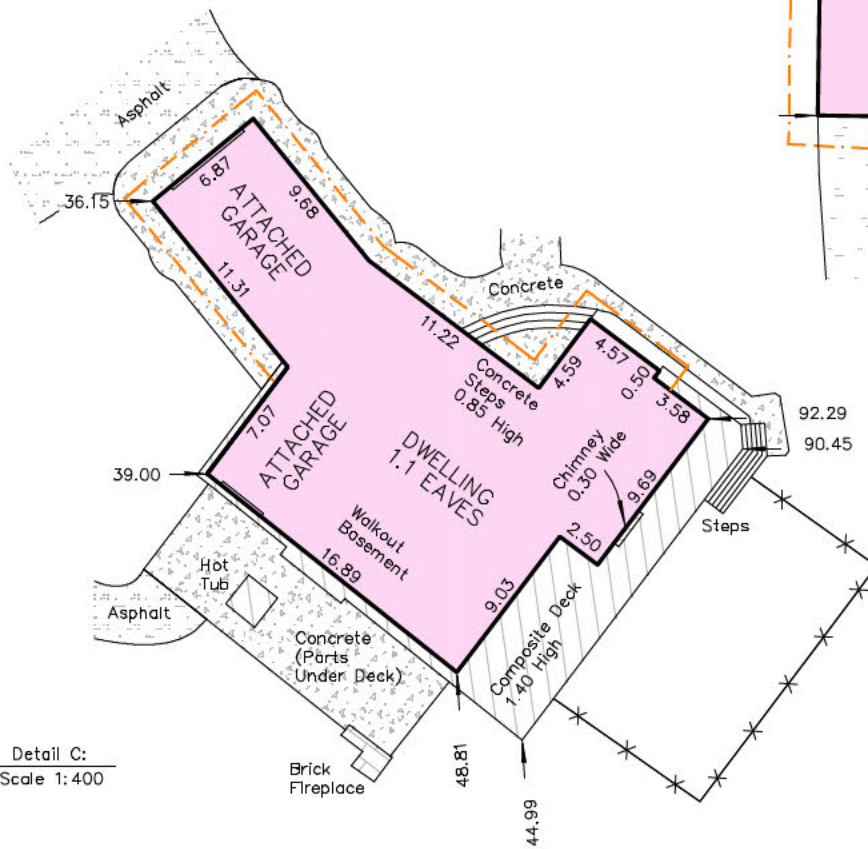
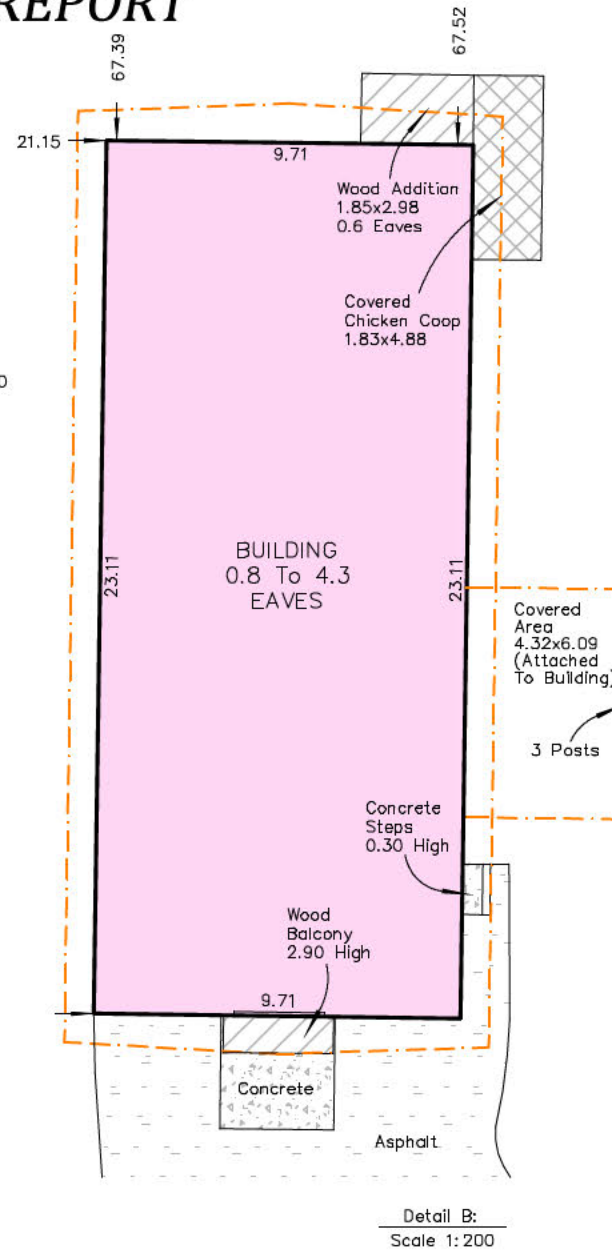
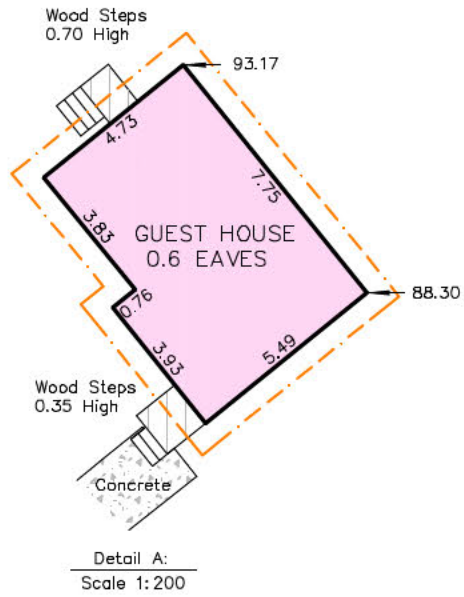
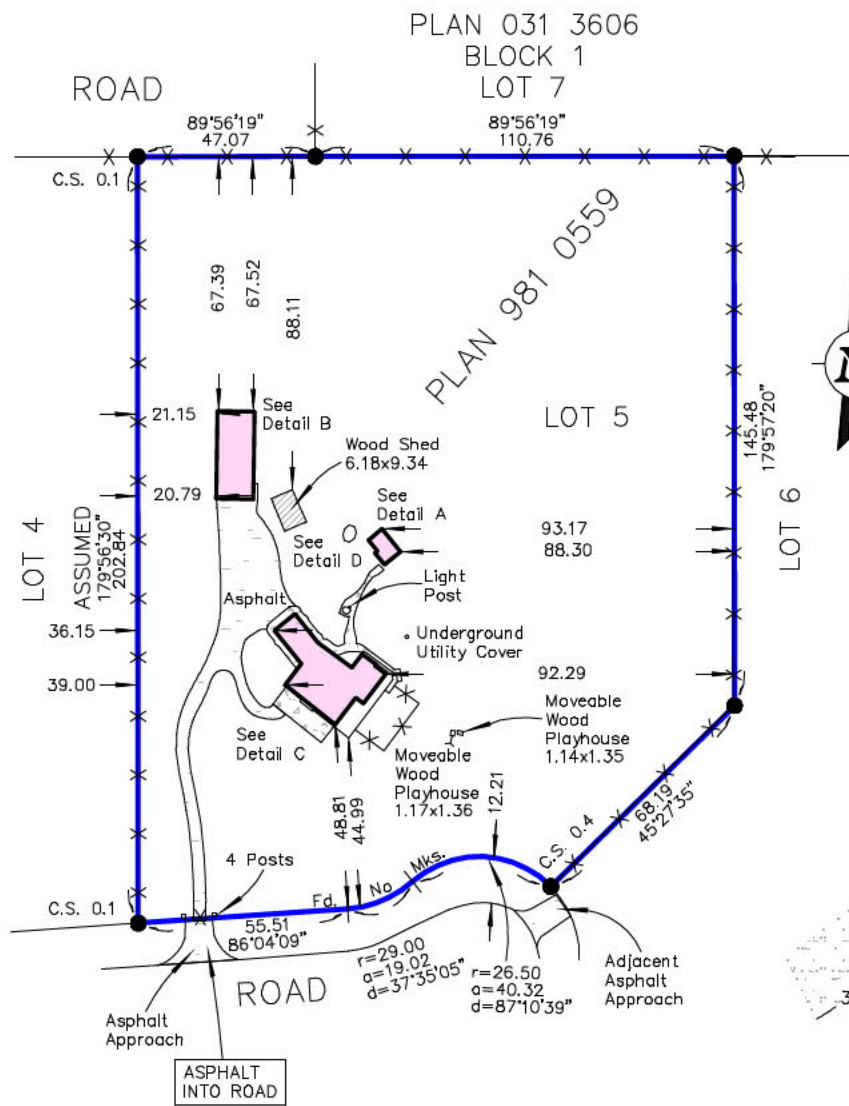
Is there an access or safety concern with respect to a site inspection: \_\_\_ Yes  No

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. 05/19

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT



- Abbreviations
- A/C Air Conditioning Unit
  - W/W Window Well
  - c.s. Counter Sunk
  - Ret. Retaining
  - Fd. Found
  - Mk. Mark
  - I. Iron Post
  - D.H. Drill Hole
  - R. Radius
  - A. Arc
  - I.B. Iron Bar
  - Mag. Magnetic
  - R/W Right of Way

**LEGAL DESCRIPTION:**

**MUNICIPAL ADDRESS:**

LOT: 5  
PLAN: 981 0559  
DATE OF SURVEY: APRIL 14, 2023

**LEGEND:**

Found Iron Post shown thus ● Found Concrete Nail shown thus ▲  
Found Iron Bar shown thus ◆ Found Spike shown thus ▲  
Delta shown thus Δ Fences shown thus —X—X—  
Drill Hole shown thus ○ Break in line shown thus —//—  
Eaves are dimensioned to the fascia line and shown thus: ————

Subject property is outlined thus: —————  
All dimensions are in metres and decimals thereof.  
Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of survey.  
Fences are within 0.20 metres of property line unless otherwise noted.

**PURPOSE:**

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents, for the purpose(s) of (real estate transaction). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

**NOTE:**

Title information is based on title search dated APRIL 3, 2023;  
C. of T. 041 483 613 and is subject to:  
911 218 903 - UTILITY RIGHT OF WAY  
971 321 332 - UTILITY RIGHT OF WAY  
981 060 038 - CAVEAT RE: DEVELOPMENT AGREEMENT  
981 060 040 - RESTRICTIVE COVENANT

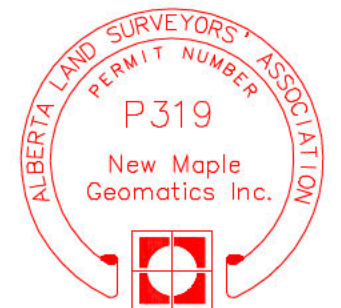
**CERTIFICATION:**

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
- the improvements are entirely within the boundaries of the Property  
EXCEPT ASPHALT INTO ROAD
- no visible encroachments exist on the Property from any improvements situated on an adjoining property
- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property

Dated at Calgary, Alberta  
this 20 day of APRIL 2023.

*Stephen Hao*  
Stephen Hao, A.L.S.  
(Copyright reserved)  
This Document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a New Maple Geomatics Inc. permit stamp.



SCALE = 1:2000  
0 10 20 30 40 50 100m  
© COPYRIGHT NEW MAPLE GEOMATICS INC. 2023.

**NEW MAPLE GEOMATICS INC.**  
TEL: (587) 232-9706  
info@newmaplegeomatics.com  
DRAWN BY: N.R. FIELD: A.A. FILE NO: 2023-0173

## Brittany Smith

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**From:** Brittany Smith  
**Sent:** March 31, 2025 9:20 AM  
**To:** FC\_Planning  
**Subject:** FW: Site Specific Amendment to Allow for Two Hosted Tourist Homes  
**Attachments:** Application documents.pdf; Area view.jpg; 23-0173RPR.pdf; RE: Site Specific Amendment to Allow for Two Hosted Tourist Homes

Hello Ali,

New application to be printed and submitted.

Thank you!  
Britt

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**From:** [REDACTED]  
**Sent:** March 28, 2025 5:30 PM  
**To:** Brittany Smith <Brittany.Smith@FoothillsCountyAB.ca>  
**Cc:** Elliott Salmon <Elliott.Salmon@FoothillsCountyAB.ca>; [REDACTED]  
**Subject:** Re: Site Specific Amendment to Allow for Two Hosted Tourist Homes

Hi Brittany,

I am attaching documents to support our application for Hosted Tourist Homes as we discussed earlier. And answering questions found in Land Use Bylaw Application.

Please let me know if it works or you need anything else.

Thanks,

Vitali Matiouchine/ Anastasiia Shliapnikova

### APPLICATION REQUIREMENTS:

The Development Permit Application must be accompanied with the following information:

1. A site plan (can be hand drawn) showing: [attached Surveyor Land Report and Area View](#)
  - a. the entire parcel.
  - b. north at the top of the page.
  - c. identify and show all existing structures with measurements from the same, in feet or metres, to all parcel lines.
  - d. Identify which dwelling is to be utilized for the tourist home, if more than one dwelling exists on the parcel;
  - e. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas.
2. Stipulate if the Tourist Home is to be hosted or un-hosted accommodation as per the definition for Tourist Home? - [Tourist Home is hosted](#)

3. Number of people to be employed, if any. *At least one person is always on the property*
4. Provisions for parking. *As per attached area View. There is parking area south of Barn*
5. Access locations to and from the lot including roads and highways to be used. *As per attached plan through the gate*
6. Vehicle trip generation anticipated on a daily basis. *No*
7. Will there be deliveries to the site, if so, how many and how often. *No*
8. Is this operation seasonal or full time. Please specify the months open if it is seasonal. *Full time with low (winter) and high ()summer seasons*
9. Maximum day stays by guests. *30 days*
10. Amount of water required for this business. *Usual consumption*
11. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage. *Fully closed garbage box*
12. How many guest rooms are available for the guests? *Guest house - 1 room/ Main house basement - 2 bedrooms*
13. Maximum number of guests based on number of guest rooms? *Guest house - 2 persons/ Main house - 4*
14. How many bathrooms are available for the guests, are they attached to the bedroom (ensuite) or is a communal bathroom provided. *Guest house - 1 bed room, kitchen and full bathroom/ Main house basement - 2 bedrooms, kitchen, living room, full bathroom*
15. What meals are provided to the guests if accommodation is hosted, if any. *No*
16. Are there any other services or activities provided to the guests? please explain. *No*
17. If this parcel is not owned by the applicant, written consent from the landowner is required. *N/A*
18. Is there any signage proposed in conjunction with the Tourist Home? If so, please give sign dimensions and describe signage type, design, and location. *No*

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**From:** Brittany Smith <[Brittany.Smith@FoothillsCountyAB.ca](mailto:Brittany.Smith@FoothillsCountyAB.ca)>

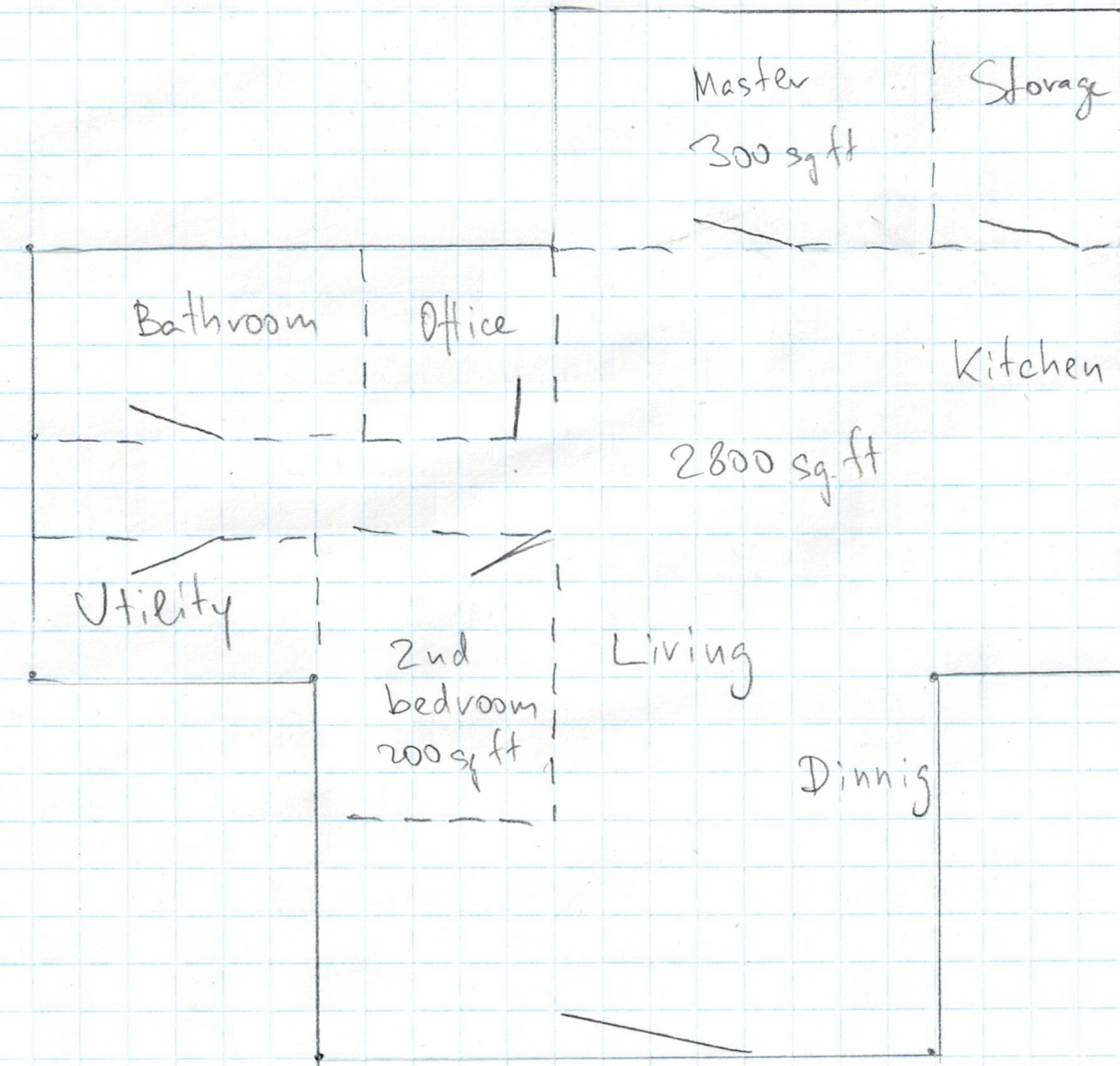
**Sent:** February 5, 2025 1:57 PM

**To:** Vitaly Matyushin [REDACTED]; Anastasiia Shliapnikova [REDACTED]

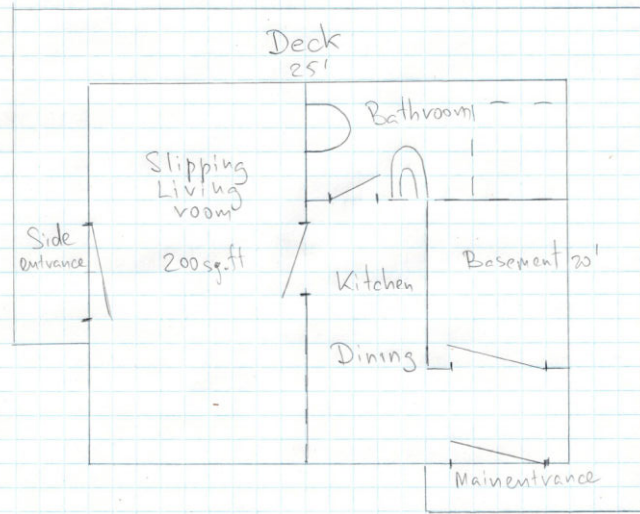
**Cc:** Elliott Salmon <[Elliott.Salmon@FoothillsCountyAB.ca](mailto:Elliott.Salmon@FoothillsCountyAB.ca)>

**Subject:** RE: Site Specific Amendment to Allow for Two Hosted Tourist Homes

Good afternoon Vitaly & Anastasiia,



Main house  
Basement



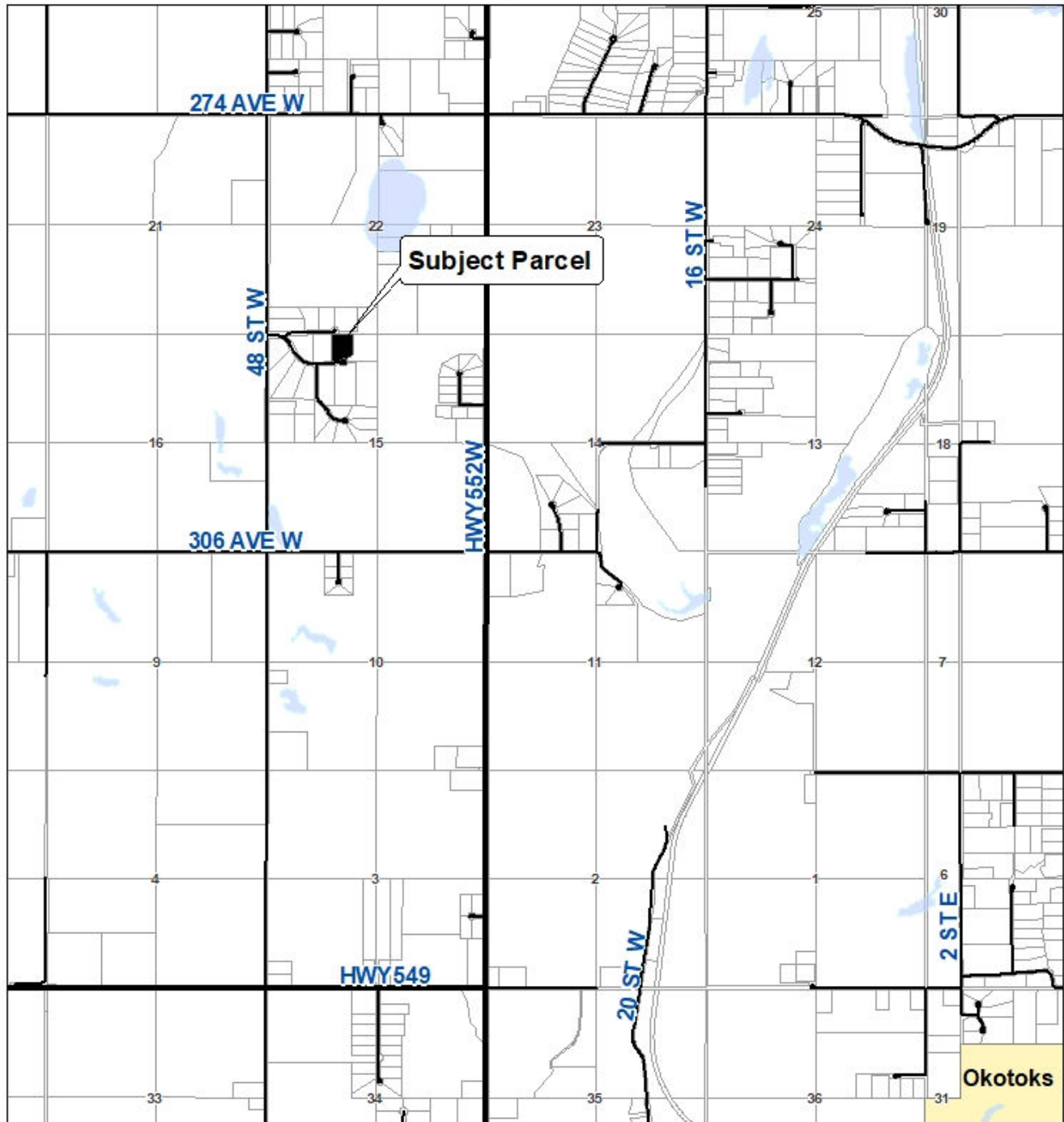
Guest house





# Location Map

## NW 15-21-01 W5M; Plan 9810559, Lot 5



### Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2026-02-24



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