



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 \$25,600 shall accompany this application.

Date Received: _____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, 248574 Alberta LTD.
Name of Registered Owner (please print)

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

Robert Weston with ERW Consulting 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 NW,NE 1/4 sec. 28 twp. 21 range 28 west of 4 meridian.

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

TO: (Choose One)

Redesignate from A - Agricultural District to CR - Country Residential District (17 new lots) Environmental Reserve Easement (ERE)

Amend the Land use Bylaw by _____

Size of existing parcel(s) 112.28 +/- Acres Size of proposed parcel(s) 5.0 - 7.86 Acres

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

**Please Refer to attached Cover Letter*

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 <u>January 11, 2026</u>	Signed <u></u>
Landowner Information	Agent Information
Phone No. <u>403-650-4540</u>	Phone No. <u>403-242-4348</u>
Address: <u>178 STRATHRIDGE CLOSE SW</u>	Address: <u>198 Slopeview DR SW</u>
<u>CALGARY, AB T3H 4J3</u>	<u>Calgary, AB T3H 4G5</u>
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Email Address: <u>seth@airedweston.com</u>	Email Address: <u>robert.erw.consulting@gmail.com</u>

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 January 11, 2026
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.

Session Id: 40266556-0280-4718-8c4a-2c734d19a894



ERW Consulting Inc

198 Slopeview Drive SW, Calgary, Alberta T3H4G5 P 403 242 4348 C 403 629 4542

E reweston@shaw.ca

Foothills County
Box 5605 High River, AB
T1V 1M7

ATTN: Samantha Payne, Planning & Development Manager

ATTN: Brittany Smith, Planning & Development Officer

RE: Application for Land Use Redesignation from Agricultural (A) Land Use District to Country Residential (CR) to allow for the creation of 17 (CR) parcels, one (1) balance (CR) parcel, Cash in Lieu of MR dedication and an Environmental Reserve Easement (ERE) on the lands legally described as NW-28-21-28-W4M (90.24 ac) & NE-28-21-28-W4M (21.64 ac) in Foothills County

Landowners: 248574 Alberta LTD.

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Application:

- The formal Application for Land Use Amendment
- The Letter of Authorization, allowing ERW Consulting Inc. to act as agent for the landowners
- Bank Draft of \$25,600 for Land Use Amendment application (\$100 filing fee + initial application fee of \$1,500 per new lot @ (17 new lots). Bank Draft to be delivered before Friday, January 2026.
- A copy of the Phase I Groundwater Supply Assessment
- A copy of the Desktop Stormwater Analysis Letter
- A copy of the Community Engagement Summary
- A copy of the Current Certificate of Title
- A copy of a Current RPR or Site Plan
- A copy of the Subdivision Plan

To assist Planning and Development with the review and evaluation of this application we've provided additional information:

The proposed development includes redesignating the Subject Site from Agricultural (A) to Country Residential (CR) to allow for the creation of 17 new (CR) parcels, one (1) balance (CR) parcel and an Environmental Reserve Easement (ERE). The (CR) parcels will be between 5.0 ac (2.02 ha) and 7.86 ac (3.18 ac).

The Subject Site is located north of Highway 552, on the NE corner of 112th ST E and 2253 DR. The Subject Site is surrounded by a mixture of country residential parcels and agricultural

land uses. The proposed development considers the neighbouring land uses and proposes larger country residential lots well below the allowable density requirement of 1 lot per 5 acres. The Subject Site is located within a quarter section that has previously been fragmented into Country Residential parcels on the South side of 2253 DR.

The existing two dwellings, newer barn and storage buildings would remain with the old barn and smaller old sheds being demolished. The proposed (CR) parcels will be considered for the future construction of single detached homes.

Access & Servicing – The site is accessed from 112th ST E and serviced by an internal road with cul-de-sac bulb. The lots will be serviced by individual groundwater wells and private septic treatment systems. A Phase 1 Groundwater Supply Assessment has been completed by Groundwater Resources Information Technologies LTD to determine projected water yields and quality. The assessment determined that aquifers should be able to provide water at the household rate defined by the Water Act as 1,250 m³/year. The Phase 1 Groundwater Supply Assessment has been included in the submission. A preliminary desktop stormwater review has been completed to determine drainage does not exceed predevelopment rates.

Water Conservation, Restrictive Covenants & HOA – The help address concerns from community engagement on potential overuse of water, from irrigation; (lawns, trees, plants) the developer will require each lot to install a dedicated “irrigation cistern” subject to specific design, aesthetic and building controls that will help water conservation, stormwater management and sustainability. Residents would be required to use rainwater or haul in water for irrigation for plants, trees, lawn, horses etc. The Developer would create a Homeowners’ Association (HOA) to help ensure proper compliance to the Restrictive Covenant.

Community Engagement – A Community Engagement Summary has been provided as part of the submission. The Developer went door to door to each home within a half mile radius and had one on one conversations with homeowners, when access wasn’t possible or no one was home, a letter was left with sub-division plan, rationale and Developer contact information, encouraging neighbours to reach out with any questions or concerns.

The Subject Site is within the Central District of Foothills County, which has been designated for Growth within the Growth Management Strategy. The proposed redesignation aligns with development considerations, meets the objectives and follows the guide lines and principles of the Foothills County Land Use Bylaw and Municipal Development Plan. The subdivision design maintains the overall vision and intent of the development strategy and warrants support from Foothills County Council.

Please, don’t hesitate to contact the undersigned with any further questions.
Kind Regards,

Robert Weston
Barch, Life Member, AAA
ERW Consulting Inc
cc: 248574 Alberta LTD.

ENGAGEMENT & CONSULTATION SUMMARY

Spring 2025

In April 2025 we had a meeting with the Planning Department at Foothills County to discuss the original plan, general costs for sub-division, fees and any additional contributions for Roads and Services.

We were encouraged to reach out to the local councillor R.D. McHugh as well as other councillors to get a feel for their thoughts, concerns and questions before going too far down the planning stage. General comments were noted and were then taken into consideration.

We were also encouraged to do a little engagement with some neighbours and one of the Landowners, Seth Allred, met and spoke with several of the neighbouring landowners and received feedback that they didn't want to see smaller 2-3 acre Country Residential Parcels at maximum density for this parcel and would prefer to see larger Country Residential Lots.

Summer of 2025

After receiving feedback from several of the neighbours and some of the councillors, the plan was adjusted by reducing the total number of new lots from 22, to 17.

Late Fall 2025

ERW Consulting Inc and the Landowners met again with Planning Department to discuss adjusted plan, received feedback, direction on what would be required for Land Use Amendment Application and were encouraged to perform further engagement within .5 mile of the Subject site.

December 1-8th

Within a half mile there are about 49 residences, and the Landowner chose to try to speak to each one of them. The Landowner, Seth Allred, went out from 4:00 pm-8:00 pm for 4 days straight to try and reach each resident. Many of the 49, had private gates with no ring button so Letter's in an open envelope were taped to the Gate. Others were left in the doorway or package bins at the front. The Landowner, Seth Allred, was able to speak with 25 of the 49 total either one on one or the residents reached out after receiving the letter to discuss.

Stats - Of the 25 that were reached one on one or engaged through the circulation process 84% of them, were either in support or unsure at about 50% each. 4 of the 25, about 16% elected to say they were not in support with general concerns being they just won't support further sub-division in the area in general.

Questions, Concerns & Support Comments

Questions:

Not in Support – Prefer to see no further sub-division. They do understand it's inevitable though. Main concern water conservation

Not in Support - Biggest concern was their well and if it would be affected. They would prefer less than 17 lots

Not In Support – Don't want more traffic and moved to be in Country

Not in Support – Generally not in support in any sub-division. Feels too many lots and would potentially support lower number of lots

Unsure – Water and well water is their concern. Would like to see something in place that would limit irrigation to rainwater or hauled in water

Unsure – Would like to see water conservation for irrigation and dark sky policy with no street lights

Unsure – Would like to see something to help water conservation and to reduce traffic. Developer to consider making a certain number of lots Bungalows as tend to be retired, less residents, less day to day in and out = less traffic

Unsure – Preserve rural character and road conditions

Unsure – Thanks for engaging and will review and reach out with any questions

Unsure – Left Letter in door and she reached out asking about setbacks for lots 5-11. View will be different. She just recently purchased sub-divided lot and built

Unsure – Concern would be to ensure homes have sufficient setback to keep privacy off 2253 DR

Unsure – Would prefer Lot 2 to be MR lot. Would like to ensure development has nice homes and AC's

Unsure – Water conservation but main concern is access across from his driveway on 112th ST E into development. Would want it to be shifted down so not across as well as down slightly to be able to see intersection of 2253 and 112th ST E

Unsure – Generally not in support of further sub-division but would want to see restrictive covenant in place and HOA to ensure irrigation for lawns, trees, animals is not used from well water

In Support – They support. Have no issues. On land because of sub-division and seems reasonable

In Support – No questions but might have some later

In Support – They support the development

In Support – Understand it will be developed and access off 112th ST E makes sense

In Support – Seems like it will be a nice development. Purchased home from parents

In Support – Long time local resident. Supports sub-division and says it looks very reasonable

In Support – Meets County requirement it seems and is in align with what's around here

In Support – No problem with plan as long as there is sufficient water

In Support / Unsure – Kind of in the middle. She likes the idea of larger lots but concern over location of central road across from her Dad's place off 112th ST E. Would prefer that central road is shifted south a bit

In Support – They support. Have no issues. On land because of sub-division and seems reasonable

In Support & Unsure – One spouse was in support and the other unsure. Concern was water conservation and if residents would have animals

Consultation & Final Design

The initial consultation helped dial in the design and number of lots created based on comments and concerns from neighbouring homeowners reducing the design from 22 to 17 lots. To help address concerns over water conservation the Developer would propose a requirement for an irrigation/animal cistern be installed separate from each lot well, hauled in by truck or fed by rainwater and enforced by an HOA, if required. To help address the concern of increased Traffic, the Developer will require 9 of the 17 lots to be Bungalows to help further reduce traffic. To help address the concern of the Central Road location, the Developer will consult a Traffic Engineer and Road Services to determine safest location.

We believe the proposed development offers balance in sustainability and focused growth within the Central District.

Sample Letter

248574 Alberta LTD. / Seth Allred

December 9th, 2025

Dear Neighbour:

Sorry I missed you. Was hoping to have a discussion in person on our proposed sub-division of the 112-acre parcel, on the NE corner of 112th ST E and 2253 DR. It is our intention to further develop this land and after preliminary discussions with the County, we're proposing to redesignate the land to Country Residential and sub-divide 17 new lots, averaging over 5 acres per lot.

With Country Residential already fragmented within the existing ¼ section on the south side of 2253 and with Country Residential along the south side of the subject parcel and across 112th ST E, we feel this is the best option for development. It aligns with the guiding principles of Foothills County Municipal Development Plan (MDP), Land Use Bylaw and Growth Management Strategy (GMS), emphasizing sustainable development and focused growth within the Central District.

The redesignation would amend the current land use designation from Agricultural to Country Residential. At 112+ Acres with CR Land Use, the County allows for 1 lot per 5 acres, allowing for 22 new lots. We're not looking to create maximum density, proposing the creation of 17 new lots, averaging well over 5 acres per lot, with an Environmental Reserve or Easement along the south side of the lots providing further setbacks and privacy. We've conducted a Phase 1 Groundwater Feasibility Study with results supporting individual wells and with private septic systems.

The development would adhere to County standards for infrastructure, including contribution to any upgrade of roads, utilities, and setbacks.

In the spirit of community and engagement, we wanted to have a discussion and allow an opportunity for you to review the proposal and offer any feedback, questions or concerns prior to our formal submission. Your input is valued and will be considered to ensure the development supports the shared objectives of us all, within Foothills County.

Please feel free to contact me directly at 403-650-4540, or seth@allredweston.com to discuss or comment on the plan further or to request additional details.

If all comments could kindly be submitted via email, before December 21st, 2025. We'll aim to address any questions and incorporate constructive comments where feasible.

Thank you for your time and consideration.

Kind Regards,

Seth Allred

M.403.650.4540 / seth@allredweston.com

Pierre-David Karolyi

From: Pierre-David Karolyi
Sent: February 3, 2026 11:28
To: 'seth@allredweston.com'; 'robert.erw.consulting@gmail.com'
Subject: Amendment to Land Use Bylaw - Letter of Incomplete
Attachments: Affidavit of Corporate Signing Authority_Development_2024.pdf

Good morning,

Thank you for your application, my name is Pierre Karolyi and I am the Development Officer that has been assigned to your Land Use Redesignation application.

This email is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **incomplete** as of February 2nd, 2026, and asking for certain required elements to be provided.

Following a preliminary assessment, the following information and/or documentation must be provided to the undersigned no later than **March 31st, 2026**:

1. Revised site plans indicating:
 - a) A municipal reserve lot comprising 10% of the subdivision area (currently calculated at roughly 7.7%), also accounting for the possible alternate internal road alignment. Please note that only a single project plan may be provided for the application, and it must contain the municipal reserve. A cash in lieu plan may be proposed during the public hearing, and the environmental reserve easements are excluded from the Municipal reserve calculation (hence a total of 95.48 acres on which 9.548 acres must be dedicated to Municipal Reserve);
 - b) The width and surface material of the road and cul-de-sac head;
 - c) Dimensions of existing buildings and their distance from the proposed property lines for buildings to remain, and indication of buildings to be removed (may be shown in a subordinate plan with close-up view);
 - d) Are standard individual approaches or shared approaches proposed for the new lots?
2. Engineer letter to be returned with the engineer's signature;
3. Details regarding the currently present dwellings, barns and other accessory buildings, and intentions with these as they may exceed allowable accessory building area and there can be only one dwelling per property of less than 80 acres. A secondary suite may be authorized through a development permit if the internal square footage is 1400 sq. ft. or less, or a Site Specific Amendment may be included within this application to authorize the second dwelling larger than 1400 sq. ft.
4. Affidavit of Corporate Signing Authority (attached) which may be done with a Commissioner of Oaths at the County office.
5. Would irrigation cisterns be required as included into the building of every home, including the dwellings remaining on lot 1?

Further elements may be required in addition to this list, although they may be satisfied through providing the above information and documentation. I look forward to supporting you in completing your

application and facilitating a timely review. Please feel free to reach out with a phone call if you have any questions.

Best regards,

Pierre-David Karolyi, LL.B., B.Sc.
Planning & Development Officer

Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6310
pierre-david.karolyi@foothillscountyab.ca



www.foothillscountyab.ca

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ERW Consulting Inc

198 Slopeview Drive SW, Calgary, Alberta T3H4G6 p 403 242 4348 c 403 629 4542

email robert.ew.consulting@gmail.com

February 11, 2026

Attention: Pierre-David Karolyi
Development Officer
Foothills County

Re: Proposed Country Residential Subdivision
258022 - 112 Street E
Portion of N 1/2 28-21-28-4
Application for Land Use Redesignation

We have reviewed your email letter dated February 3, 2026 and provide the following information to address the items in your email.

1. The design layout site plan (**Proposed Subdivision Lotting Layout with Municipal Reserve Dedication**) to be used for presentation to Council has been updated to show a municipal reserve lot of 10% of the net developable land area calculated after dedication of the Environmental Reserve Easement. The total land area is 111.88 acres. The ERE is calculated to be 16.21 acres. The area for MR dedication is 95.67 acres thereby creating an MR area of 9.567 acres.
2. The width of the internal road right of way is 30 meters, width of asphalt paved road surface is 7.6 meters, width of road sub grade is 9.4 meters, radius of culdesac bulb right of way is 26.5 meters and the radius of the road paved surface bulb is 15.3 meters as per M.D. of Foothills No. 31 INTERNAL SUBDIVISION ROAD and MINIMUM CUL-DE-SAC DIMENSION FOR A 30m RIGHT OF WAY.
3. A separate plan (**Lot 1 Setback Analysis**) showing a close up area of the existing buildings with dimensions to contiguous lots and the property line as well as the building relationship to the ERE and ERE setback area. Also shown is the footprint floor area of the two dwellings. Buildings to be removed are identified.
4. Each lot will have its own separate approach from the internal road system.

5. Attached is a stamped and signed engineer letter from Mike Kitchen (Osprey Engineering Inc.). The letter provides a general concept for storm drainage and grading.

6. The **Site Survey Plan** identifies existing buildings located by survey through a Real Property Report survey plan. Dimensions of each building are provided. Dwelling #1 has a floor footprint area of 104.452 sm (1,124 sf). Dwelling #2 has an area of 100.250 sm (1079 sf). It appears that Dwelling #2 qualifies as a secondary suite authorized through a development permit as its area is below 1400 sf.

7. Seth Allred will provide an Affidavit of Corporate Signing Authority when he is in High River on Feb 12.

8. It is the intention of the developer to require each lot owner to provide irrigation cisterns for every home including the dwellings remaining on Lot 1. The irrigation cisterns will not be connected to the groundwater well supply system. This requirement will be registered on title at the time of subdivision.

Attached to this letter are the following maps:

- Proposed Subdivision Lotting Layout with Municipal Reserve Dedication. Two formats, one with ortho photo background and one with no ortho photo.
- Proposed Subdivision Lotting Layout with Cash In Lieu for MR. Two formats, one with ortho photo background and one with no ortho photo. This map will be proposed by the developer to Council in the public hearing.
- Lot 1 Set Back Analysis Plan.
- Site Plan by Absolute Surveys dated October 9, 2025.

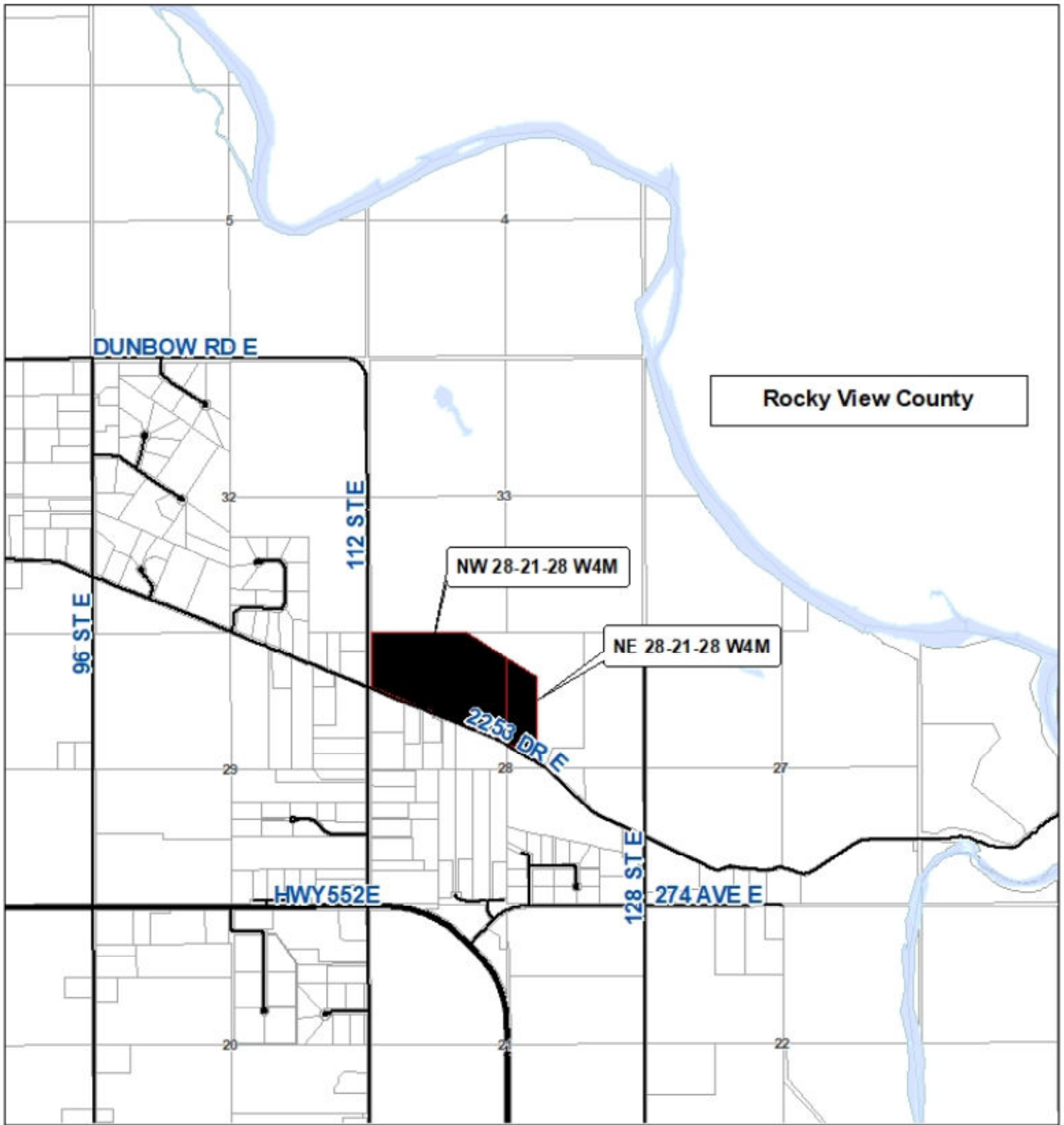
We appreciate your assistance in the preparation of our application. Please let us know if you require additional information.

Best regards:

Robert Weston Barch, AAA, Architect
ERW Consulting Inc.



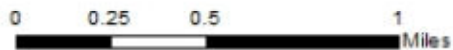
Location Map NW/NE 28-21-28 W4M



Legend

- Roads
- ▭ Parcels
- Highway
- ▭ Subject Parcel

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

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248574 Ab. Ltd

258022 - 112

Street E

Proposed Subdivision
Lotting Layout

With Municipal Reserve Dedication

Feb 10, 2026

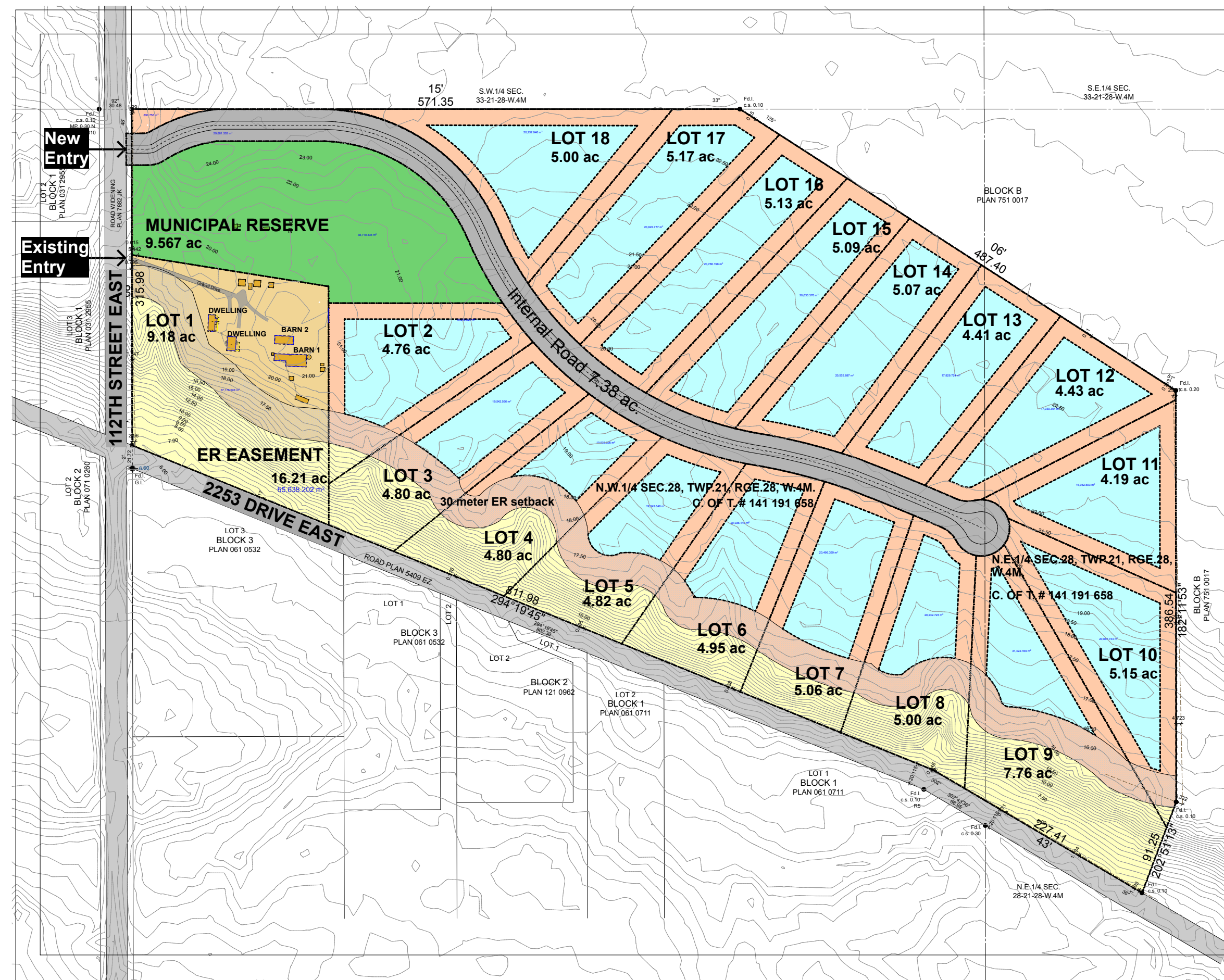
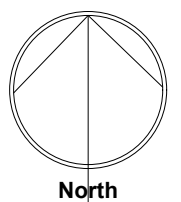
Statistics

	Ac	Ha
Total	111.88	45.42
ERE	16.21	6.56
MR	9.56	3.46
Road	7.38	2.98
Lots	94.95	38.42

Note: ERE is included in lot size

Road Width Dimensions:

ROW	30 m
Paved Surface	7.6 m
Subgrade	9.4 m
ROW Culdesac bulb	26.5 m
Paved Culdesac bulb	15.3 m



248574 Ab. Ltd

258022 - 112

Street E

Proposed Subdivision
Lotting Layout

With Municipal Reserve Dedication

Feb 10, 2026

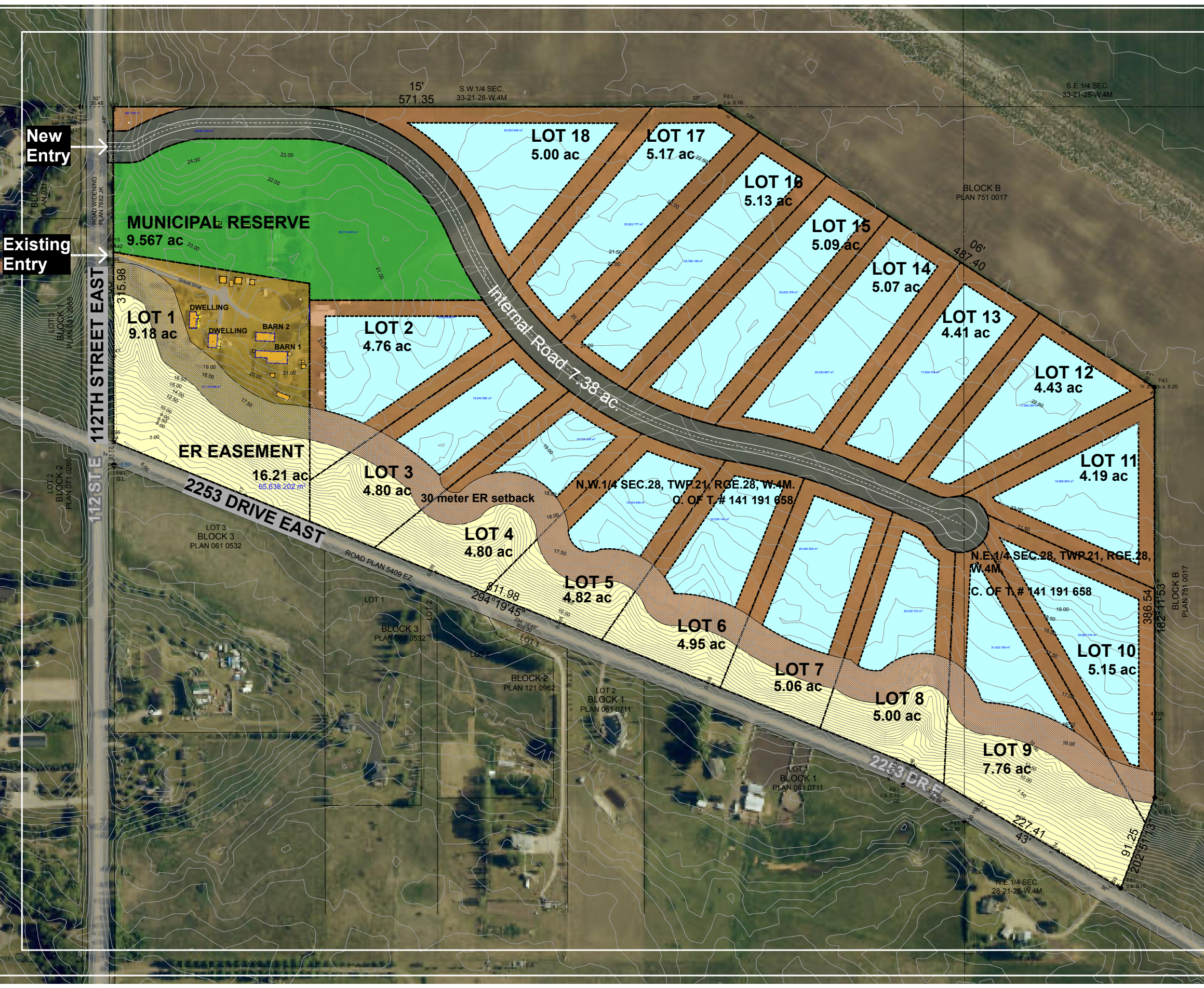
Statistics

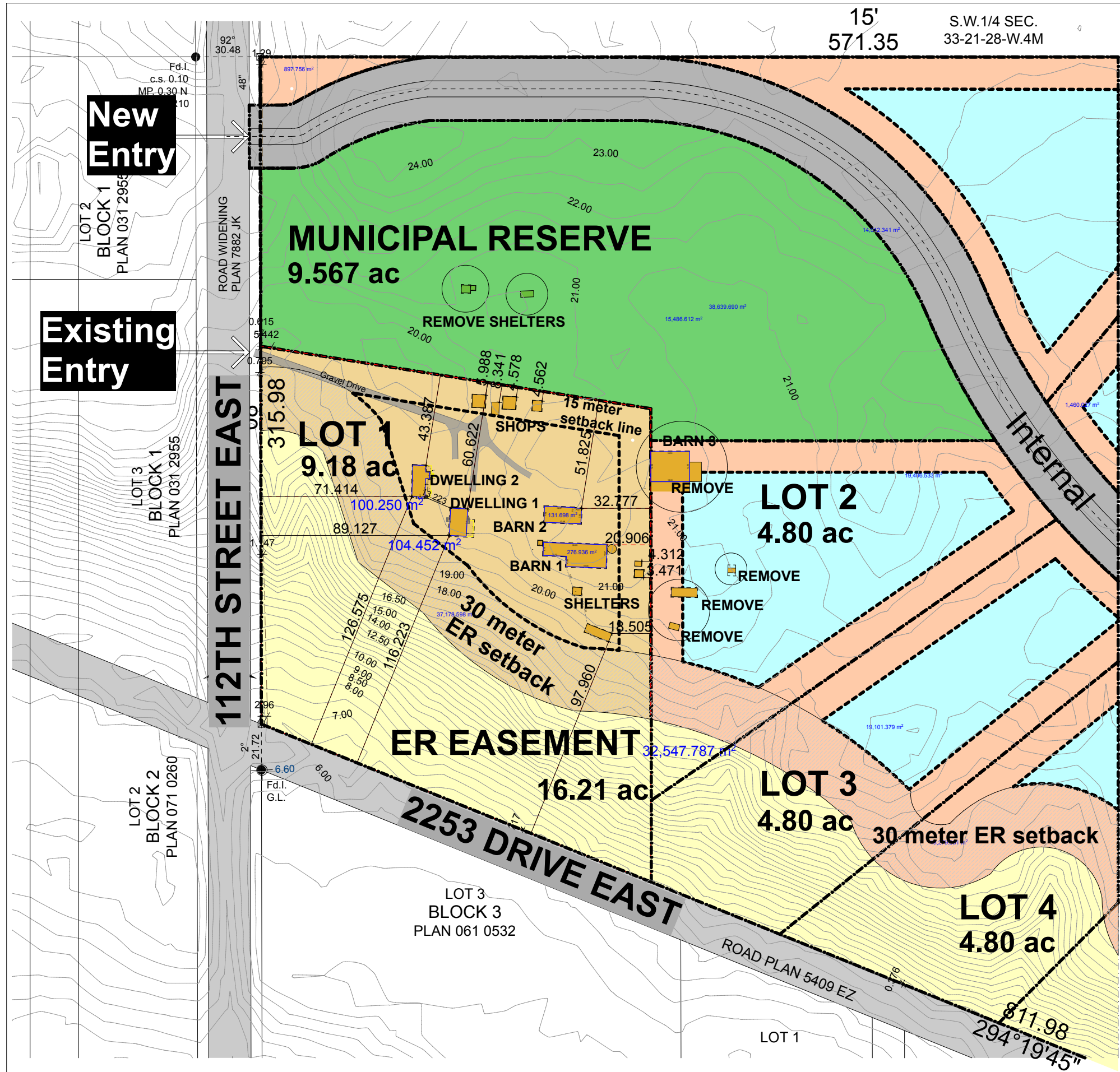
	Ac	Ha
Total	111.88	45.42
ERE	16.21	6.56
MR	9.56	3.46
Road	7.38	2.98
Lots	94.95	38.42

Note: ERE is included in lot size

Road Width Dimensions:

ROW	30 m
Paved Surface	7.6 m
Subgrade	9.4 m
ROW Culdesac bulb	26.5 m
Paved Culdesac bulb	15.3 m





248574 Ab. Ltd

**258022 - 112
Street E**

Lot 1 Setback Analysis

PROPOSED SUBDIVISION PLAN

February 7, 2026

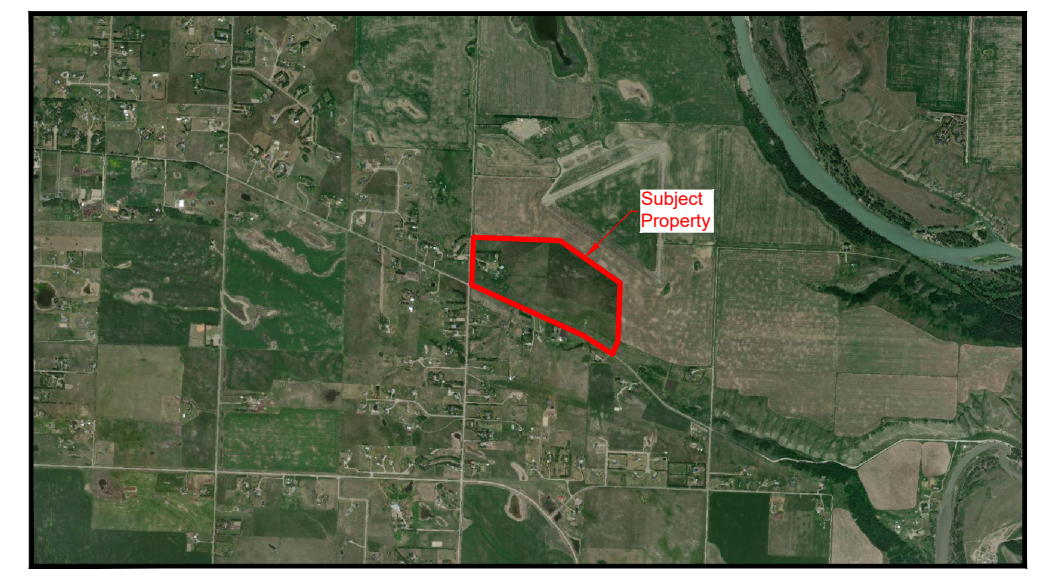
Statistics

Dwelling Area Calculations

Dwelling 1 104.5 m²
Dwelling 2 100.3 m²



KEYPLAN:



**SITE PLAN
SHOWING
TOPOGRAPHIC SURVEY OF
SUBJECT PROPERTY:**

N.W. 1/4 SEC. 28, TWP. 21, RGE. 28, W. 4M.
THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES TO THE
NORTH EAST OF THE ROADWAY ON PLAN 5409 EZ AND TO THE WEST
OF THE SUBDIVISION ON PLAN 751 0017, EXCEPTING THE ROAD
WIDENING ON PLAN 7882 JK

N.E. 1/4 SEC. 28, TWP. 21, RGE. 28, W. 4M.
THAT PORTION OF THE NORTH EAST QUARTER WHICH LIES TO THE
NORTH EAST OF THE ROADWAY ON PLAN 5409 EZ AND TO THE WEST
OF THE SUBDIVISION ON PLAN 751 0017
258022 112TH STREET EAST, FOOTHILLS COUNTY

NOTES:

- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- BEARINGS ARE UTM-Z12 GRID AND ARE DERIVED FROM GNSS OBSERVATION.
COMBINED SCALE FACTOR: 0.999931
- ELEVATIONS ARE GEODETIC (CGVD28) REFERENCED TO ALTALIS LIDAR 15 DEM.
- SURVEY CONDUCTED FEBRUARY 14, 2025.

LEGEND:

SYMBOLS AND ABBREVIATIONS THAT MAY APPEAR ON THIS PLAN SHOWN BELOW.

ALBERTA SURVEY CONTROL MARKER	
CALCULATED POSITION	
FOUND STATUTORY IRON POST	
IRON BAR FOUND	
SURVEY CONTROL POINT	
ESTABLISHED BENCHMARK	
SPOT ELEVATIONS	
BOLLARD	
CATCH BASIN	
FIRE HYDRANT	
LIGHT STANDARD	
MANHOLE	
POLE ANCHOR	
POWER POLE	
WATER VALVE	
DECIDUOUS TREE	
CONIFEROUS TREE	
BUSH	
FENCE LINE	
EXTERIOR WALL	
PROPERTY LINE	
OVERHEAD POWER LINE	
BURIED POWER LINE	
OVERHEAD TELECOM LINE	
BURIED TELECOM LINE	
BURIED GAS LINE	
SANITARY LINE	
STORM LINE	
WATER LINE	
CL DRAINAGE	
TOP OF SLOPE	
TOE OF SLOPE	
CONTOUR MAJOR(2.5m)	
CONTOUR MINOR(0.5m)	

A	Arc	M	Meridian
ac	Acre	M.D.	Municipal District
A.G.	Above Ground	MH	Manhole
ARW	Access Right-of-Way	Mk	Mark
ASCM	Alberta Survey Control Marker	Mkd	Marked
B.G.	Below Grade	Mon.	Monument
BL	Block	Mp.	Marker Post
BOC	Back of Curb	MR	Municipal Reserve
BOW	Back of Walk	N.	North
C. of T.	Certificate of Title	NAD	North American Datum
Calc	Calculated	P.	Brass Cap
CB	Catch Basin	Pl.	Placed
CL	Center Line	Pos.	Position
CSRS	Canadian Spatial Reference System	PPP	Precise Point Positioning
c.s.	Countersunk	PUL	Public Utility Lot
Δ	Central Angle of Curve	R	Radius
D.H.	Drill Hole	(R)	Radial
E	East	Re-est.	Re-established
EO	Electrical Outlet	Ref.	Reference
EOA	Edge of Asphalt	Res.	Restored
Est.	Established	RGE.	Range
FCP	Fence Corner Post	R/W	Right-of-Way
Fd.	Found	RP	Roof Peak
FL	Face of Line	S.	South
FOC	Face of Curb	SEC.	Section
G.L.	Ground Level	Spk.	Spike
GNSS	Global Navigation Satellite System	TH	Test Hole
ha	Hectare	TWP.	Township
I.	Statutory Iron Post	(tp.)	Typical
I.Bar	Iron Bar	URW	Utility Right-of-Way
Int.	Intersection	UTM	Universal Transverse Mercator
Invt.	Invert	W.	West
LOG	Lip of Gutter	WV	Water Valve
LS	Light Standard		

SCALE 1:2000

Dated at Okotoks, Alberta,
October 9, 2025.

Don Holstead, A.L.S.

This document is not valid unless it bears the signature of
an Alberta Land Surveyor (in blue ink) and a
Absolute Surveys Inc. permit stamp (in red ink).
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REV	DATE	INITIALS
0	Issued (Ref. Job No. 25-0044)	MSHK-MDHR
1	COMMITMENT	

SHEET 1 OF 1



69 Elma Street West
Okotoks, Alberta T1S 1J8
Office: 507-757-0034

Job No.: 25-0629



OSPREY ENGINEERING INC.

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4 February 2026

Our file: 251144

Foothills County
309 Macleod Trail, Box 5605
High River, AB T1V 1M7

Attention: Planning and Development

RE: **Country Residential Subdivision**
258022 – 112 Street E. (Portion of N ½ Sec. 28-21-28-4)
Conceptual Drainage and Grading

The following provides a general concept for storm drainage and grading to serve the proposed subdivision.

I. BACKGROUND

The subject parcel is a 45.33 ha [112.01 acre], more or less, farmstead located at the northeast corner of 112 Street E. and 2253 Drive in Foothills County (see Figure 1). A subdivision is proposed to divide the parcel into 17 new country residential parcels of approximately 5-6 acres each plus an approximately 10.2 acre remainder containing the existing dwelling. An east-west internal road is proposed which will provide access to 112 Street E. No road access is proposed to 2253 Drive.

Site topography is generally described as follows:

- The north portion, encompassing most of the parcel, is on a relatively flat upland area.
- The south portion of the site exists along a coulee slope, the toe of which follows the north side of 2253 Drive. Coulee side slopes exceed 15% in some locations.

Runoff is generally southward across the parcel towards the coulee and 2253 Drive. Runoff to 2253 Drive flows eastward, eventually entering a drainage course tributary to the Highwood River.

No significant drainage courses, wetlands or depressions are noted.

II. DISCUSSION

Given the existing topography and low density of development proposed, no centralized stormwater management facilities are practical or required. Provided impervious surfaces do not exceed 10% and concentrated runoff is not encouraged by limiting ditch, swale and pipe construction, downstream impacts will be negligible.

Where slopes exceed 15%, slope stability requires consideration. This can include analysis to determine the stability of the slopes and their amenability for construction or protection of the slopes from development by such means as environmental reserve easements. Without further study, a setback of 30 m [100 ft] from the top of slope is assumed for development. This does adversely impact the developability of the proposed lots affected.

III. CONCLUSIONS

As noted, the development does not require centralized stormwater management facilities. Storm drainage will be reviewed during detail design of the subdivision to ensure subdivision and future housing development complies with relevant guidelines.

To protect the slope along the south side of the parcel, an environmental reserve easement is proposed to encompass the slopes and 30 m from the top of slope. This is shown on the attached sketches. The exact extents of the ERE will be confirmed at detail design.

If you have any questions regarding the above, please contact me.

Yours truly,

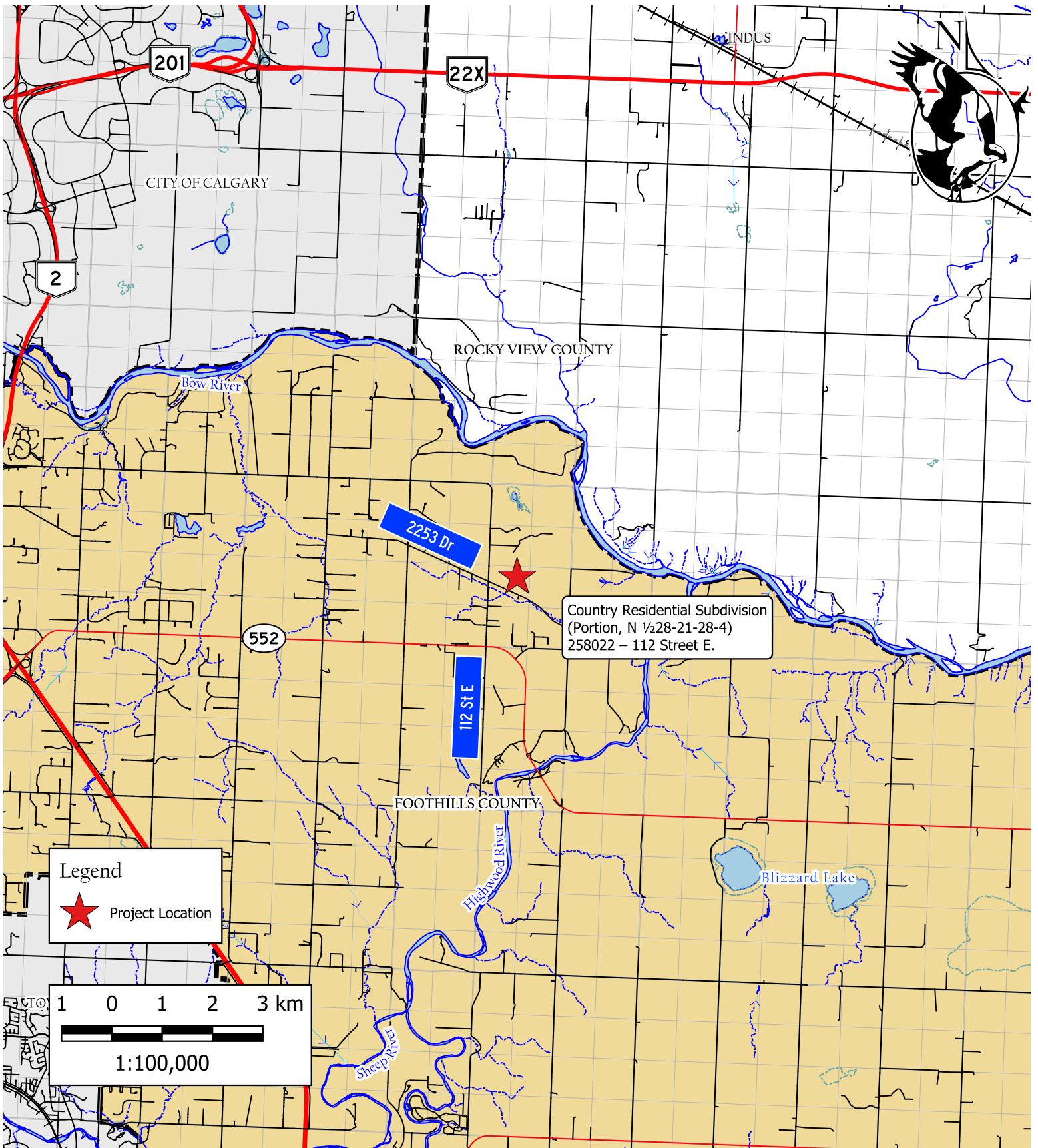
Michael A. Kitchen, P.Eng.
President

MAK/

Encl.

cc: Seth Allred
Robert Weston – ERW Consulting Inc.
File







**258022 - 112
Street E**
Proposed Subdivision
Lotting Layout
Option G Jan 9, 2026

