



# 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 \$ 3,100 shall accompany this application.

Date Received: April 25, 2025 Receipt No. 445172

### THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, RICHARD THOMAS JENKINS  
Name of Registered Owner (please print)

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

LORINDA TURNER OF TURNER LAND 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 SW S 1/2 of S 1/2 1/4 sec. <sup>8</sup> twp. 21 range 28 west of 4 meridian.  
Being all parts of lot \_\_\_\_\_ block 2 Reg. Plan No. 9612277 C.O.T. No. 971183904

TO: (Choose One)

Redesignate from Agricultural to Country Residential  
 Amend the Land use Bylaw by AMENDMENT TO REDESIGNATE TWO 5 ACRE PARCELS FROM AGRICULTURAL TO COUNTRY RESIDENTIAL FOR AN EVENT SUBDIVISION APPLICATION TO BE FORTHCOMING.

Size of existing parcel(s) 159.88 Size of proposed parcel(s) 2 x approximately 5ac parcels and 149.88

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

RICHARD THOMAS JENKINS WOULD LIKE TO AMEND THE LAND USE BYLAW IN ORDER TO CHANGE THE ZONING FROM AGRICULTURAL TO COUNTRY RESIDENTIAL ON TWO 5 ACRE PARCELS.

**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 MARCH 12, 2025

Signed \_\_\_\_\_

#### Landowner Information

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

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

#### Agent Information

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

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 11, 2025

Date

Sig \_\_\_\_\_

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

If yes, please clarify:

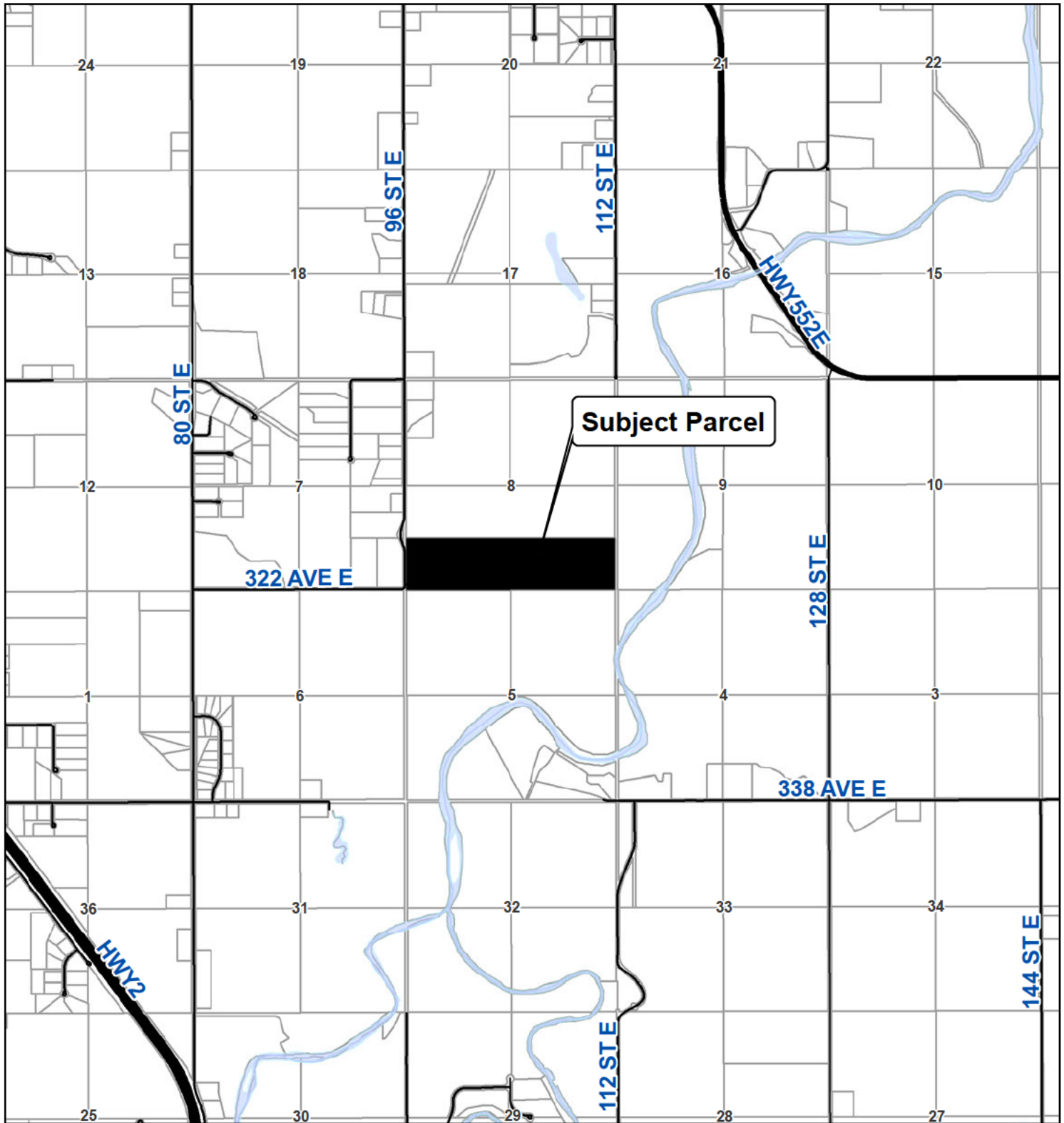
**\*\*Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

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

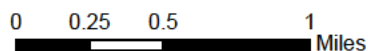
## SW 08-21-28 W4M; Plan 9612277, Blk 2



### Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2026-02-25



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.

Data Sources Include Municipal Records and AltaLIS.  
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April 25, 2025

**HAND DELIVERED**

**FOOTHILLS COUNTY**

PO Box 5605  
309 MacLeod Trail SW  
High River, Alberta T1V 1M7

Attn: Planning and Development

**Re: Application for a Land Use Amendment to facilitate an Exemption from the Agricultural Land Use District rules and Redesignation of ± 8.3 ac from Agricultural District to Country Residential, to allow for the creation of two (2) new parcel (± 4.15 ac) within the S ½ 8-21-28 W4M (±159.88 acres) of Foothills County.**

**Landowner: Richard Thomas Jenkins**

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Please find enclosed the following in support of the above-mentioned Land Use Amendment Application on behalf of our client Richard Thomas Jenkins, the Landowner of the property legally described as;

**DESCRIPTIVE PLAN 9612277  
BLOCK 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 64.7 HECTARES (159.88 ACRES) MORE OR LESS**

**ATS REFERENCE: 4;28;21;8;S**

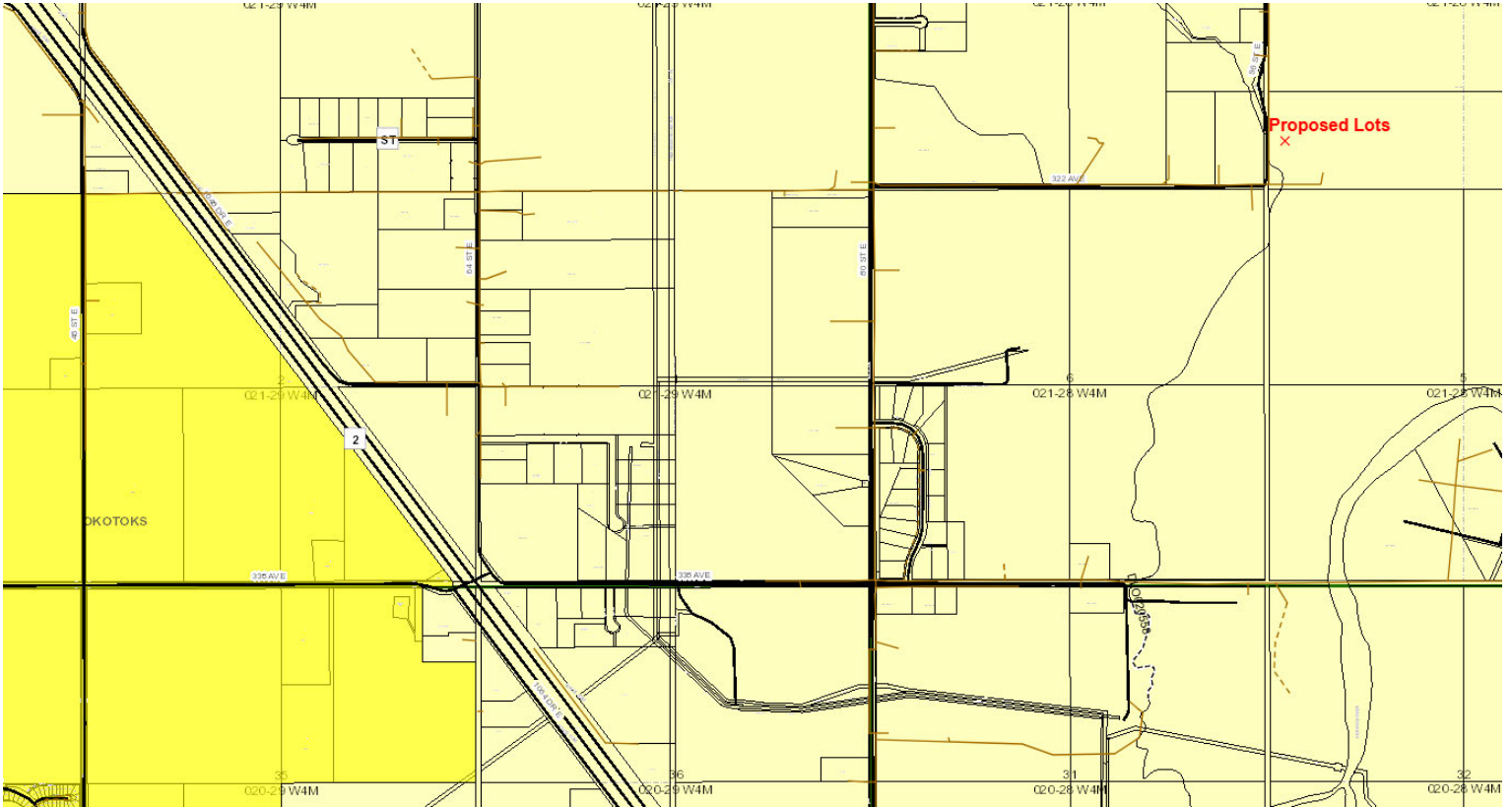
- The formal application for Land Use Amendment requesting an exemption to the Agricultural Land Use (AG) District to allow for the future subdivision of the parent parcel;
- The Letter of Authorization allowing Turner Land Ltd. to act as agent for the landowner;
- A credit card authorization for the Development Permit application fee of \$ 3,100.00 (\$100 filing fee plus (2 lots x \$1500/lot);
- The abandoned well map and declaration, showing no abandoned wells on the property;
- A site plan with and without air photo; and
- The current Certificate of Title.

To assist the Planning Department with the evaluation of this application we offer the following:

The proposed land use exemption would allow the subdivision of two new Country Residential lots leaving an Agricultural District balance which will be maintained by the current owner. The two new Country Residential lots reflect generally a similar size of other Country Residential lots in the area (northerly) and will maintain the rural character of the community.

## Location and Access

Located 8.4km northeast of Okotoks, the site is bordered by 96 Street East, with access to regionally significant Highway 2 via existing roads in the area as shown below.



This application does not propose any road construction as we are seeking Council's direction on road construction responsibilities and contributions to ensure a coordinated strategy for construction and implementation in this area. This application proposes that the lots be accessed by a standard existing common approach off of 96<sup>th</sup> Street East. We are therefore seeking approval to have an access easement located on Lot 2 paralleling 96<sup>th</sup> Street East approximately 3 m in length to the north of the existing approach to grant and provide physical access to Lot 1 pending Council's direction.

## Service

Each new lot will be serviced by individual groundwater wells and septic services. The balance parcel already has functioning wells; herefore, only two wells will need to be drilled in this area for self-sufficiency which will have limited impact on groundwater levels in the area. As required, proof of water will be demonstrated following a site visit to determine the water availability in this area. Additionally, there is existing Fertispherline (line Number 0282) with 14.4 col of gas that will be equated to be used in order to service the lot requirements. Atco Natural Gas Distribution Inc. will refer further existing utilities in the said lands and shall be tied into, for servicing the proposed two lots.



Should you require any additional information, please contact the undersigned at 403.888.9292 or [lorinda@turnerland.ca](mailto:lorinda@turnerland.ca).

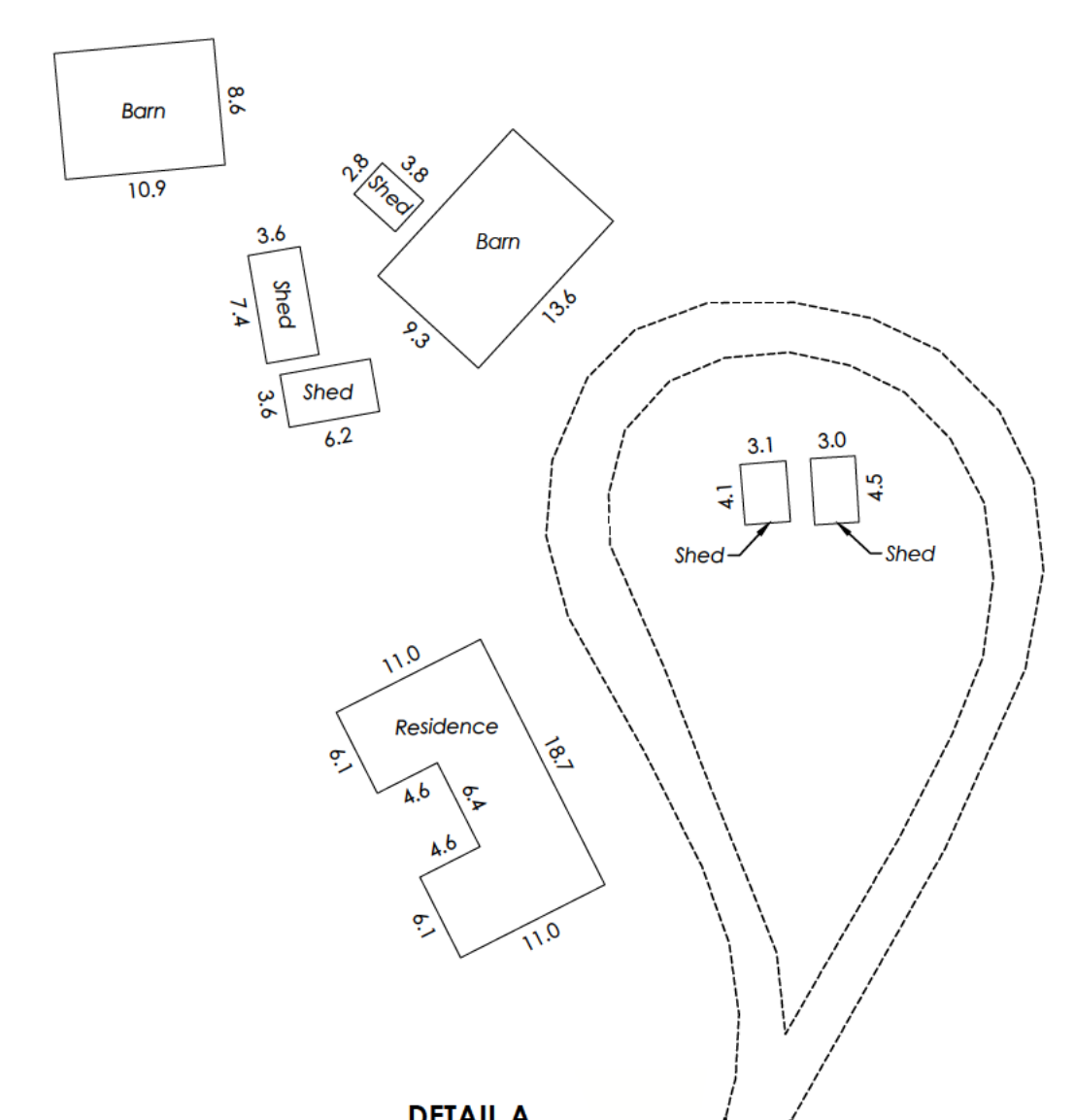
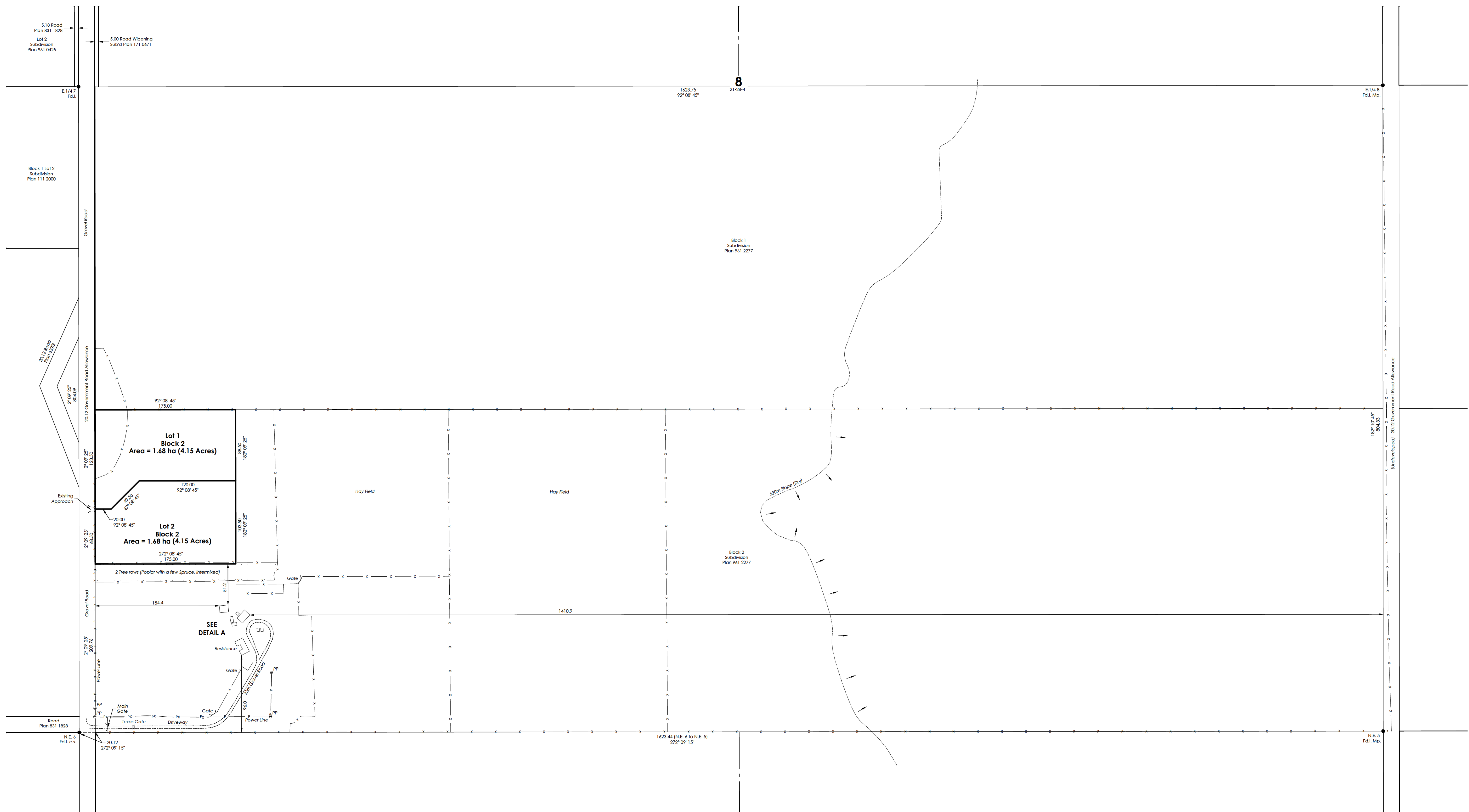
Yours truly,  
**TURNER LAND LTD. as an agent for Richard Thomas Jenkins**

*Lorinda Turner*

Lorinda Turner  
Land Agent

Encl.  
/lmt

LAND TITLES OFFICE  
 PLAN No. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT No. \_\_\_\_\_  
 A.D. REGISTRAR



Registered Owner(s)  
 RICHARD THOMAS JENKINS

LEGEND

Statutory Iron Posts (I) found (Fd.) are shown thus: ●	A/R	Access Road
Statutory Iron Posts placed (Pl.) are shown thus: ○	C. of T.	Certificate of Title
Alberta Survey Control Marker (ASCM) found shown thus: ●	Calc.	Calculated
Traverse Stations shown thus: △	ck.m.	Check Measured
	ha	Hectare
	M.	Mound or Meridian
	Mk.	Marker
	Mp.	Marker Post
	P.L.	Pipeline
	PF	4 Pits
	R/W	Right of Way
	Re-st.	Re-established
	Rgn.	Range
	Sec.	Section
	Twp.	Township
	Mp.	Marker Post
	Mk.	Marker
	Mon.	Monument
	Ob.	Obtained
	P.	Standard C.L. Post (Brass Cap)
	P.C.C.	Point Of Change Of Curvature
	P.I.	Point Of Intersection
	Pl.	Placed
	P.C.	Point Of Curvature (tangency)
	PI	4 Pits
	R.	Radius
	Ref.	Reference
	Rgn.	Range
	Re-st.	Re-established
	Res.	Restored
	R/W	Right-of-way
	Ry.	Railway
	Sec.	Section
	S.M.	Stone Mound
	S.T.	Sub-tangent
	T.	Trench
	Twp.	Township
	Wo.	Wooden Post
	Wil.	Witness
	Δ	Central Angle Of Curve

PLAN SHOWING  
 SURVEY OF  
 TENTATIVE  
**SUBDIVISION**  
 OF  
 BLOCK 2 PLAN 961 2277  
 WITHIN  
 S.1/2 SEC.8  
 TWP.21 RGE.28 W.4M.  
 FOOTHILLS COUNTY  
 ALBERTA  
 SCALE = 1:2,000