



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 \$ 1600 shall accompany this application.

Date Received: March 2/26 Receipt No. 455345

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, KALEIGH OGLESTONE & DAVID SEBOLSKY
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
KALEIGH OGLESTONE & DAVID SEBOLSKY 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 1/4 sec. 7 twp. 20 range 1 west of 5 meridian.
Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____

TO: (Choose One)

- Redesignate from _____ to _____
- Amend the Land use Bylaw by SITE SPECIFIC AMMENDMENT TO ALLOW DOGS TO BE WALKED IN 3.95 ACRE FIELD OUR OF 109.67 ACRE AGRICULTURAL
Size of existing parcel(s) 109.67 Size of proposed parcel(s) 3.95

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

TO ALLOW DOG OWNERS TO CONTINUE TO VISIT OUR FIELD TO WALK THEIR DOGS IN A FENCED AREA ON AGRICULTURAL LAND

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 FEB 11TH 2026

Signed [Redacted Signature]

Landowner Information

Phone No. [Redacted]

Address: [Redacted]

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: [Redacted]

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.

FEB 11TH 2026

Date

[Redacted Signature]
Signature of Owner

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

If yes, please clarify:

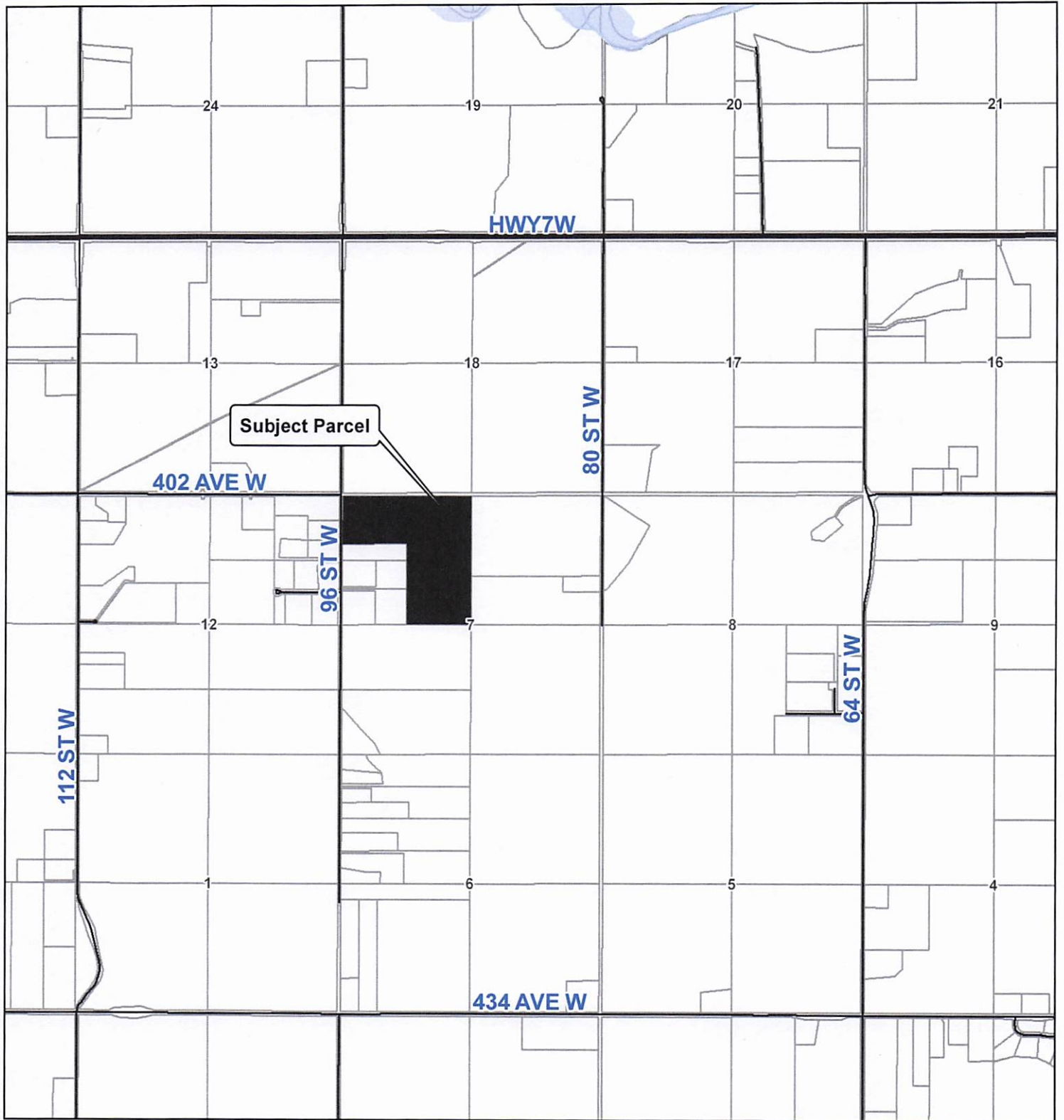
LIVESTOCK AT LARGE, AS WELL AS DOGS. PLEASE CONTACT PRIOR TO SITE VISIT SO WE ARE AVAILABLE.

****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.



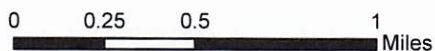
Location Map NW 07-20-01 W5M



Legend

- Roads
- ▭ Parcels
- Highway
- Subject Parcel

Date: 2026-03-05



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Data Sources Include Municipal Records and AltaLIS.
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Little Creek Private Dog
Park



Little Creek Private Dog Park – Use Management Plan

Landowners / Applicants: Kaleigh Oglestone & David Sebolsky

Property Address: [REDACTED]

Legal Description: NW 7 20 1 5, LSD 11, 13 & 14

District(s): Councillor Division 2, M.D. Fire

LINC #: 22640288

Frontage / Lot Size: 109.67 Acres

To: Foothills County

Attention: Sheri Merchant, Development Compliance Officer

Dear Ms. Merchant,

We are proud to be residents of this wonderful farm within the county and are deeply committed to its stewardship. Our primary goal has always been to restore and operate the farm in a sustainable and productive manner. With this in mind, we decided to open our field to local dog owners, offering space for their pets to enjoy, as a means to raise some additional income while ensuring minimal impact to the land. The funds generated have helped us repair fences and make much-needed improvements to the property.

When we began renting out the field, we viewed it as a short-term land lease and did not realize that the DC26 designation would be necessary for this type of use. Nevertheless, we are happy to provide our application for an amendment to comply with the county's requirements.

If any further information is required, please do not hesitate to reach out. We appreciate your guidance and look forward to working collaboratively to ensure our farm continues to be a positive part of the community.

Sincerely,

Kaleigh Oglestone



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1. Introduction

Little Creek Private Dog Park is a private, hourly, owner-supervised dog walking field. Visitors walk their own dogs or designate someone to do so. The land is maintained in a minimal-impact agricultural state.

Our property consists of 109 acres, of which only approximately 4 acres are used for the private dog park area. The predominant use of the land remains farming, supporting our long-standing commitment to agriculture. Over the past four years, we have cultivated crops such as wheat and canola, and have recently established hay as a long-term crop to further maintain the agricultural integrity of the property.

We are proud of the wonderful relationships we have developed with our close neighbors, having never received a single complaint regarding our operations. From the outset, we have maintained complete transparency, keeping our neighbors informed about our plans for the dog park and its ongoing use. Recently, we received letters of support from many of them, which speaks volumes about the trust and mutual respect that has grown within our community. Furthermore, we have proactively communicated to all neighbors our intention to request a site-specific amendment designation in order to continue operating the dog park, ensuring that everyone remains well-informed and engaged in the process.

Our plans for the property align closely with the objectives of the MD of Foothills Growth Management Strategy. As residents in the South Central District, we are committed to maintaining the land's agricultural integrity through ongoing hay production while incorporating a small, low-impact dog park that complements rural land use. These activities preserve the property's agricultural capacity, avoid fragmentation, and support the district's vision of balanced, sustainable development. Our intention is to continue operating the farm to its fullest potential while contributing positively to the rural character and environmental stewardship emphasized throughout the GMS.

We still intend to share this small portion of the land with our agricultural practices by using this for small livestock grazing, sheep or goats. Since this will still be used partially as agricultural use we would ask that the land be considered as such for land tax purposes.



2. Site Map

The image below illustrates the specific field that has been rented out for individuals to walk their dogs. This same area is proposed to remain designated for the private dog park, allowing continued safe and enjoyable use by our visitors while maintaining the agricultural integrity of the surrounding property.

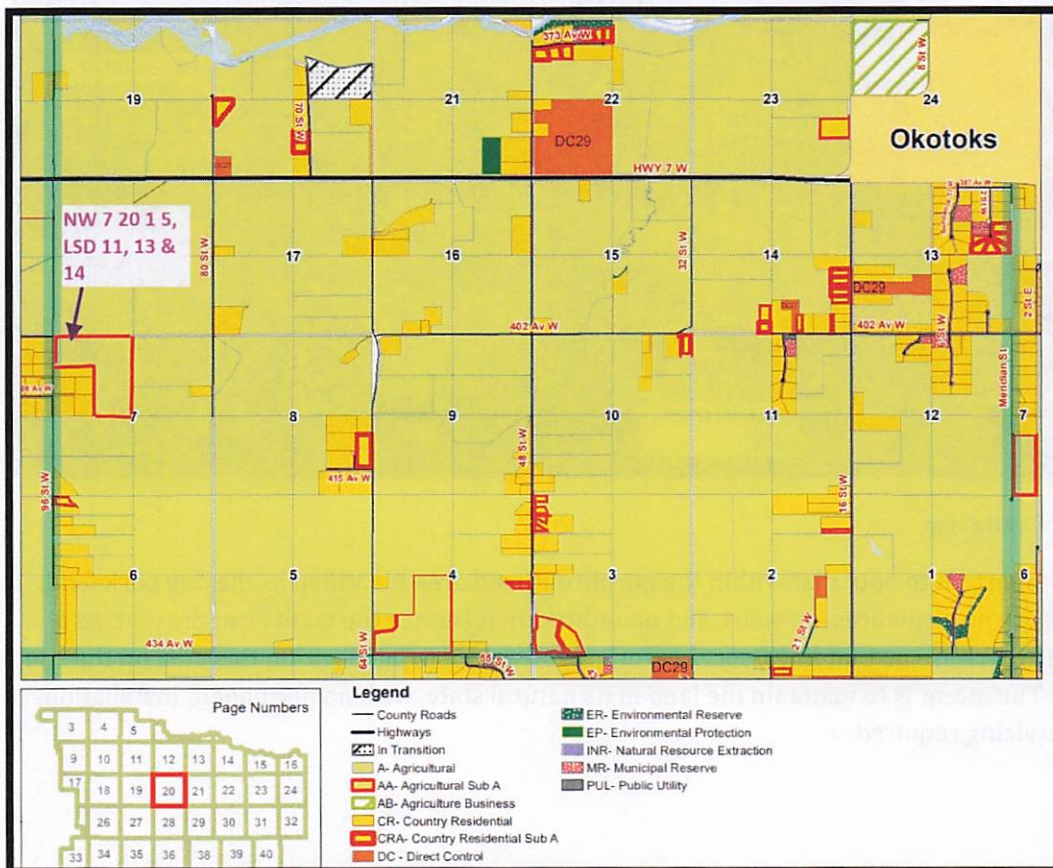


Figure 1-Site Map

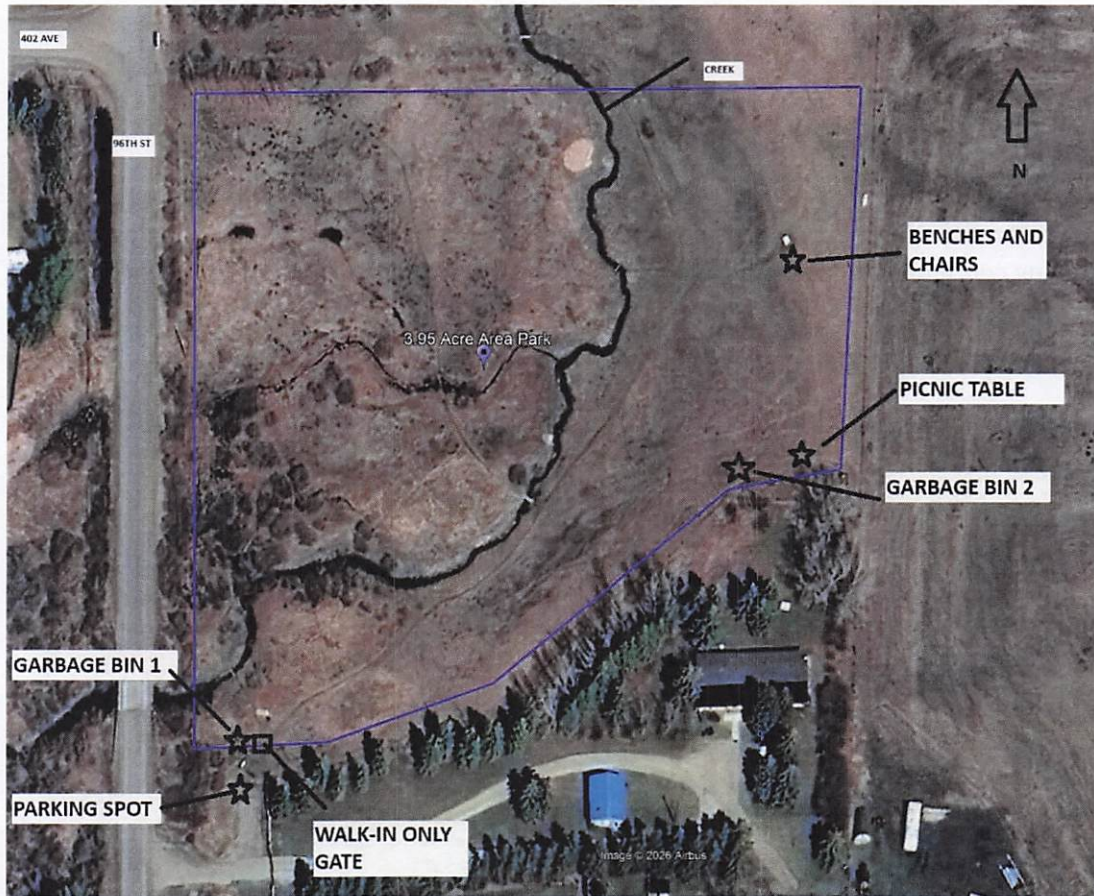


Figure 2-Site Map

It is important to note that within the purple outlined area identified as the dog park field, there are no structures, no wells, and no utilities that service the main farm present. As a result, there are no buildings, services, or infrastructure to label within this area on the site plan. The intent is to maintain the land in its natural state, with no permanent installations or servicing required.



This map outlines all of the local residents that we received letters of support from. The general feedback is that this is not creating a disturbance, as we are rural on a sizeable farm of 109 acres. We are zoned agricultural, not country residential. Our neighbors value our active use of the land and its ongoing agricultural purpose.

We excluded neighbours' personal information from the published report but can provide it upon request. Local farms and acreages support using the farm for revenue, as it does not harm the land.

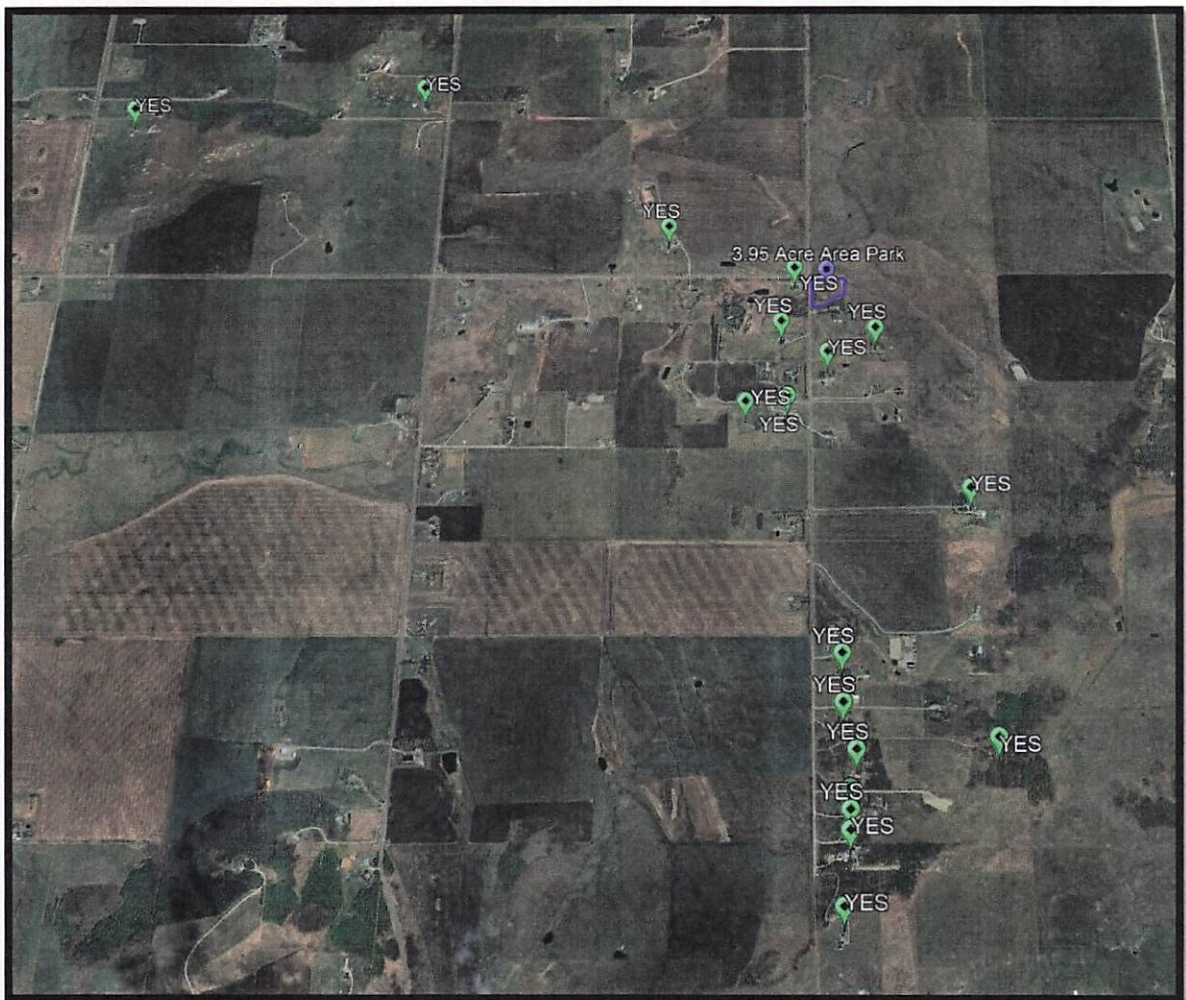


Figure 3- Neighbours with Support Letters



3. Minimal-Impact Land Use & Landscaping

No grading or landscaping alterations have been made. Natural trees, shrubs, and vegetation provide effective visual buffering from the road and neighbouring properties. The pasture remains in agricultural use and is occasionally grazed by small livestock (sheep or goats) to manage forage height naturally.

Since there is a small creek passing through this section of the land, we have always kept this with low impact livestock and view dogs similar in size to goats and sheep which are minimal impact on the land. No grading or disturbance near the creek has or will take place.

We have designed the dog park to coexist with the natural drainage features on site. Using controlled access, and ongoing stewardship, we are committed to protecting the creek and ensuring the proposed use does not negatively impact its function or ecological value. The dog park is intended as a low-intensity recreational use, with no permanent structures or hard surfaces within environmentally sensitive areas, and all pathways, fencing, and amenities will be sited to avoid natural features and avoid disturbance.

4. Waste Handling & Disposal Summary

Owners must pick up after their dogs (two bins provided). All waste is removed from the property and taken to the appropriate municipal landfill facilities every 1–2 weeks, depending on use.

5. Water & Amenities

No water is required or provided. There are no washrooms, utilities, or permanent amenities; visits are brief and comparable to walking on a public trail. There is a natural creek, which is very small.

6. Vehicle Traffic & Parking

The use of the land generates low vehicle traffic, with an average of approximately four vehicles per day and a historical maximum of no more than sixteen vehicles in a single day. Online booking is used to stagger visits and manage demand, ensuring that vehicle arrivals and departures do not occur simultaneously and preventing congestion. All parking is provided entirely on our private property, and no roadside or off-site parking occurs. The site plan clearly identifies the designated parking area, which is located in a safe and appropriate location on the land. Guests are provided with clear directions on where to



park and how to access the park at the time of booking. Visits are private and staggered, with buffer times between bookings to avoid parking shortages, roadside stopping, or dogs encountering one another.

7. Employees

The business is owned and operated directly by us as the landowners. No employees or contractors are involved in the operation of the use of the land. All bookings and check-ins are completed remotely through an online system, eliminating the need for on-site staff. Routine tasks such as emptying garbage bins and general upkeep are handled by us as the landowners. This low-intensity, self-managed approach ensures minimal activity on the land while maintaining cleanliness and responsible use.

8. Hours of Operation

8:00 AM – 9:00 PM daily, with most bookings between 10:00 AM and 4:00 PM on average. We are open 7 days per week. Most of the bookings have 2-5 dogs on average, however, 4 days per week at 1-2 PM we have a group of 12-17 dogs which are managed by a kennel company with 2-3 employees supervising within the fenced area.

9. Buildings

No buildings are used or proposed as part of the use of the land. The intent is to preserve the natural state of the land, with no permanent structures installed. The site plan shows a limited number of chairs, picnic tables, and benches, all of which are low-impact and fully portable. These items can be moved or removed as needed and will not be permanently installed, ensuring the land remains flexible and minimally disturbed.

10. Access & Dust Control

Access is via 96th Street West, a cold-mix (paved) dead-end road. No dust control is required. Minimal, off-peak traffic has no impact on the roadway and does not pass other farms or residences as we are the first farm on the road.

11. Fencing & Containment

The field is fully enclosed by paige-wire fencing. Adjacent lands: North – neighbouring pasture; East – our hay field; South – our yard; West – public road. Dogs remain contained and supervised by owners at all times.



We address the potential for dogs at large and irresponsible use through a combination of controlled access, enforceable rules, and user accountability. As this is a private use of our land, access is by booking only, and all users are required to accept our rules and conditions of use prior to entry. These rules clearly state that dogs must be leashed from the vehicle to within the park area, waste must be picked up immediately, all garbage must be disposed of in designated bins, and smoking is not permitted anywhere on the land.

Users are also required to sign a waiver acknowledging these rules and expectations. Because the land is privately owned and the use is fee-based, we retain the right to deny access or ban guests who do not comply with our policies. The rules and expectations are communicated during the booking process and reinforced on site. To date, we have not experienced issues with non-compliance, and this approach has proven effective in ensuring safe, responsible use of the land.

12. Non-Resident Use or Involvement

Visitors include local dog owners and occasional agritourism guests interested in walking their dogs on a foothills farm. The landowners do not accept custody of dogs and do not provide services; owners remain fully responsible for their animals. We have a local business that attends the park for 1 hour, 4 days per week with dogs. The neighbours have all expressed their amusement and approval for this “pup-bus”.

13. Land Ownership

This parcel is legally owned by Kaleigh Oglestone and David Sebolsky. No external landowner consent is required.

14. Use of Funds & Community Benefit

Revenue generated by Little Creek Private Dog Park is used to repair and maintain the farm (with a focus on replacing and repairing aging fences), sustain agricultural operations, and support donations to local charities.

223 letters of support were received from community members. Top 5 themes mentioned by community residents :

- 1. Natural beauty & rural setting (creek, hills, views)**
- 2. Alternative to public off-leash parks (controlled, private)**
- 3. Safety for reactive/anxious/rescue dogs**
- 4. Secure fencing / recall / deer safety**
- 5. Community value (asset, gem, benefit)**



15. Neighbour Consultation & Support

Neighbours were contacted in person and by email. Letters of support from adjacent neighbours and the community association are withheld to protect their privacy, however we have received 20 neighbour letters of support and over 220 community letters of support. These are all documented via jotform and are available for the county if required. To protect their information we have not included these within the report.



Appendices

Appendix A – Land Title

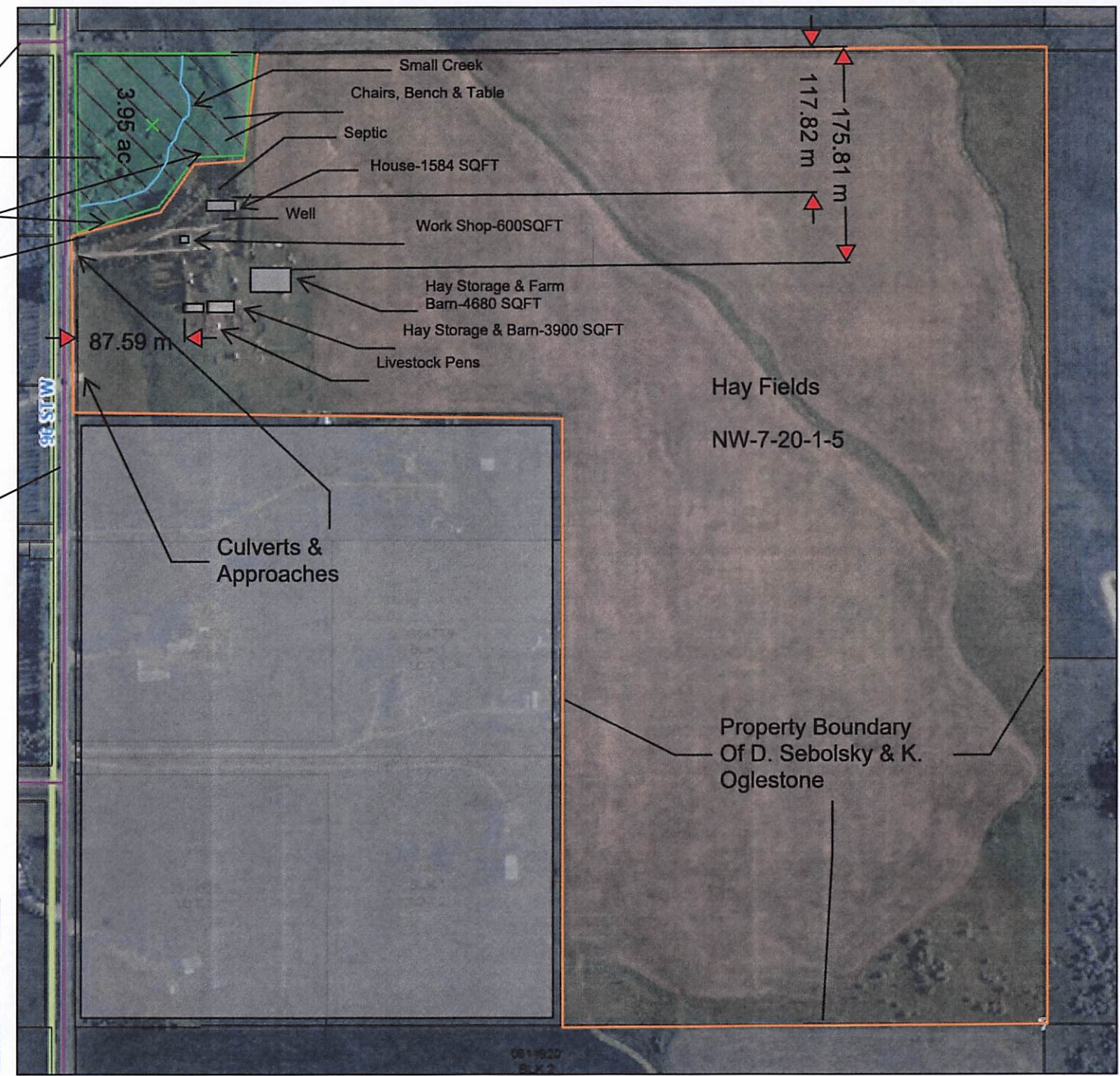
Appendix B – Abandon Well form



402 Ave
Dog Field
Garbage Bin
Parking Spot

96th St West

Legal Description:
NW-7-20-1-5
109.67 Acres
Agricultural



Notes:
Green area is dog field.
None of the existing buildings, or permanent site features will be used for the dog field.
None of the existing buildings or site features are accessible from the dog field.
The orange area is 105.72 acres and will remain primary use agricultural.
The green area is 3.95 acres for dog field and will be shared use, agricultural and dog field.

Date: 02/28/2026
Plan Drawn: KO