



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, Marian Sinneave

Name of Registered Owner (please print)

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

Kristi Beunder RPP, MCIP - Township Planning + Design 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 NE 1/4 sec. 7 twp. 22 range 01 west of 5 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 141 032 340 +1

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by A site specific amendment to allow for an oversized private arena on the subject parcel currently designated Country Residential District.

Size of existing parcel(s) 20.0ac (8.09ha) Size of proposed parcel(s) 20.0ac (8.09ha)

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

A site specific amendment to allow for an oversized private arena on the subject parcel currently designated Country Residential District.

Please refer to the attached cover letter for additional details.

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 17th February 2026

Signed [Signature]

Landowner Information

Agent Information

Phone No. 403.880.8921

Address: 110 - 259 Midpark Way SE

Calgary, AB T2X 1M2

I consent to receive documents by email: Yes No

Email Address: kristi@twooplanning.com

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.

18th February, 2026

Date

[Signature]
Signature of Owner Agent

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

If yes, please clarify:

No Concerns

****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.



Foothills County
Box 5605
High River, AB
T1V 1M7

February 23rd, 2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for the Site-Specific Amendment and Concurrent Development Permit Application to allow for a barn, secondary suite, and an oversized private arena, for the land legally described as 'the most easterly three hundred and thirty (330) feet throughout of the west halves of legal subdivision ten (10) and fifteen(15) in NE 7-22-01 W5M (Subject Site) consisting of 20.0 ac (8.09ha) in Foothills County.

Landowner: Estate of Marian Sinneave

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Site-Specific Amendment (SSA) and Concurrent Development Permit (DP):

- The application form for the Site-Specific Amendment.
- The application form for Development Permit;
- The Agency Agreement allowing Township Planning + Design to act as agent for the Landowner(s);
- The Credit Card Authorization form for payment in the amount of \$2,100 for the Land Use Amendment and Development Permit applications (Land Use Application: \$100 filing fee + Initial Application Fee of \$1,500 for no new lots, and Development Permit Application: \$100 filing fee + \$400 Application Fee);
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title, and
- A copy of the current site plan with and without air photo.

To assist Planning and Development with the evaluation of this application we offer the following additional information:

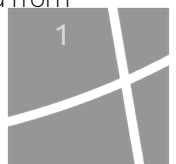
Project Intent

The Landowner intends to develop a private equestrian facility on the Subject Site to support the year-round care and training of her personal horses. The property currently accommodates an existing single-detached dwelling which will remain as the primary residence. Next to the primary residence, there's also a gazebo and an accessory building. Currently, the accessory building houses a generator.

The proposed development features a private indoor arena connected to a new 6-stall barn, which includes a secondary suite on the upper level. This facility is designed exclusively for personal use and is not intended to operate as a limited public or commercial riding facility.

Location and Context

The Subject Site is a Country Residential (CR) parcel located in Foothills County, roughly 3.5 kilometers from Calgary limits. The parcel is south of 210th Ave W and West of 85th St SW. The subject site is bordered primarily by other Country Residential Lots. The access to the parcel is provided from



85th Street W, utilizing an existing driveway that crosses the adjacent parcel via an access easement. This adjacent parcel is also owned by the Landowner.

Proposed Development

The proposed site design includes the following accessory buildings and features:

- **Private Arena:** A 90' x 190' (1,590.94 sq. m.) private arena.
- The Table 10.3 of the Land Use Bylaw establishes that a private arena exceeding 1,500 sq. m. requires a Site-Specific Amendment (SSA). We have opted for an SSA rather than a redesignation to a Direct Control (DC) District as this is a discretionary use but as a result of being oversized (1,590.94 sq. m.), a Site-specific amendment is required.
- **Barn and Secondary Suite:** A 40' x 80' (297.3 sq. m.) 6-stall barn.
 - The proposal includes a Secondary Suite located on the second storey of the 6-horse barn for the farm help, which will not exceed the 1,400 ft² maximum allowed under the Land Use Bylaw.
- **Paddocks and Shelters:** Four (4) 80' x 80' paddocks with two shared horse shelters (12' x 40' each).
- **Outbuilding:** A 15' x 20' (27.87 sq. m.) accessory building for the storage of hay and shavings.
- **Outdoor Riding Area:** A 100' x 200' outdoor arena located toward the north boundary of the property (210th Avenue W).
- **Pond:** A pond has been designed on site for fire suppression and will be sized and located on site after a review by a professional engineer.

Development Permit

The concurrent Development Permit application is for the construction of the accessory buildings noted above.

As per Table 4.2.1.7A of the Land Use Bylaw, a 20.0-acre parcel is permitted up to five (5) accessory buildings. We are also requesting a relaxation of the maximum number of accessory buildings and setbacks to recognize the existing accessory building on site (currently housing a generator).

Policy Review

- The proposed Private Arena adheres to the definition within the Foothills County Land Use Bylaw and is intended primarily for the personal use of the Landowner. Any guest usage will be limited to ensure that non-resident vehicle traffic does not exceed the maximum allowable limit of four (4) trips per day.
- Animal unit density will be calculated based on the subject site in conjunction with the Landowner's adjacent and contiguous land holdings to ensure full compliance with Bylaw density requirements. Currently the Landowner will be supporting a total of 6 horses on the site, as permitted for a 20-acre parcel.
- All proposed structures, including the oversized arena and barn, are designed to remain under the maximum height allowance of 12.0 meters.
- A fire pond with a dry hydrant is proposed to satisfy building code and fire suppression requirements for the arena and secondary suite. Final sizing and engineering specifications will be confirmed by a professional Engineer/Architect.
- The Landowner is prepared to satisfy conditions of approval, including the submission of a Manure Management Plan and an Emergency Response Plan (ERP), if required. The proposed applications align with the objectives and guiding principles of the Foothills County Municipal Development Plan.



Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,

Township Planning + Design Inc.



Kristi Beunder, B.A, M.E.Des,
Principal RPP, MCIP
Urban + Regional Planning

Cc: Rachel Cornacchia, Estate of Marian Sinneave





CLIENT
RACHEL CORNACCHIA

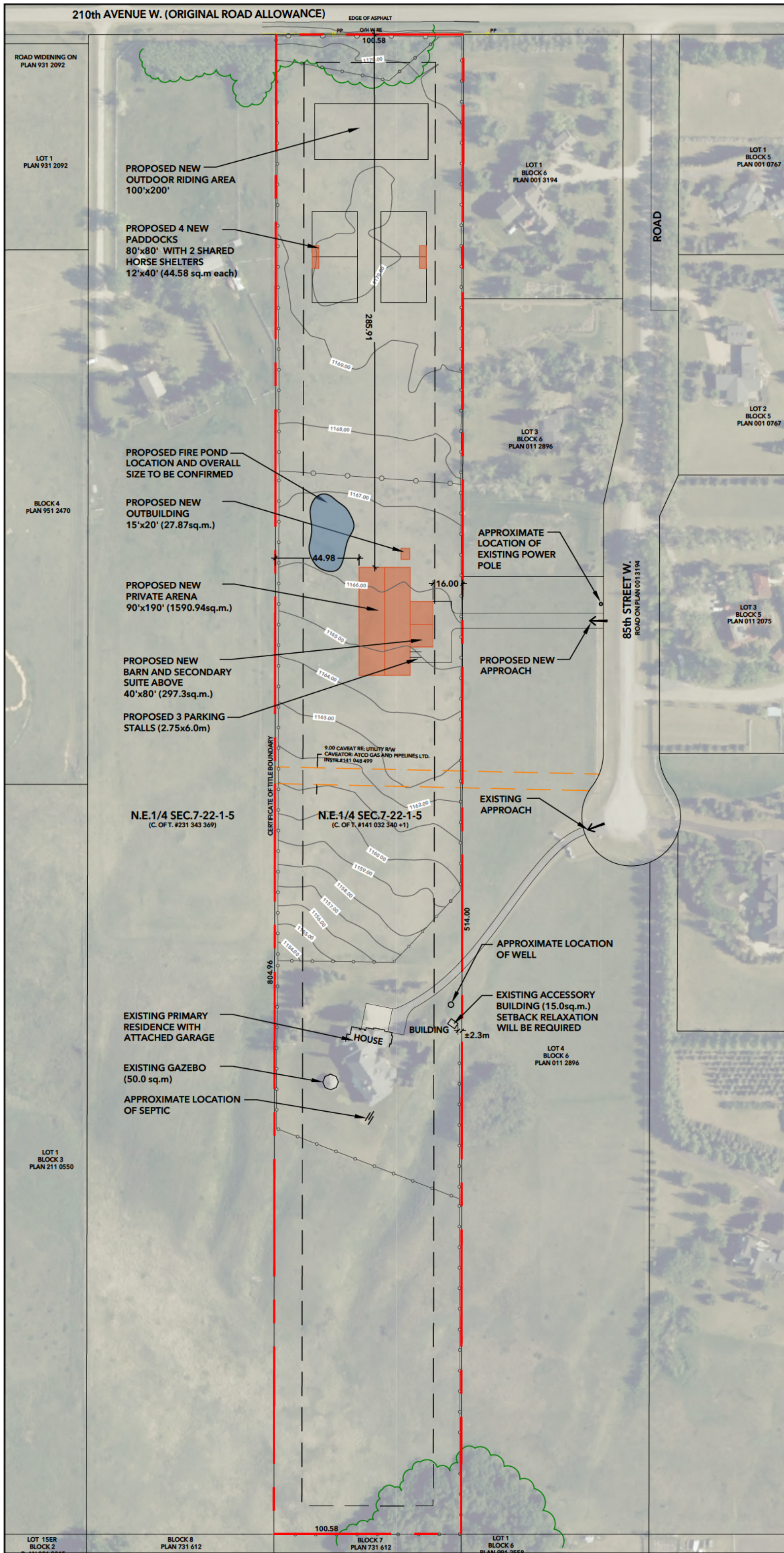
PROJECT NUMBER
26-002

LEGAL ADDRESS
The most Easterly 330' subdivision of the west halves of legal subdivision 10 and 15 in the NE 7-22-01 W5M 20.0ac (8.09ha)

DATE
March 16, 2026

LEGEND
Land Use: Country Residential
Site Area: 20.0ac (8.09ha)

SUBJECT SITE BOUNDARY 
EXISTING FENCE 
1.0m CONTOUR INTERVAL 
EXISTING VEGETATION 



DEVELOPMENT PERMIT
Site plan

SCALE
1:2000

SHEET

S1
SITE PLAN





CLIENT
RACHEL CORNACCHIA

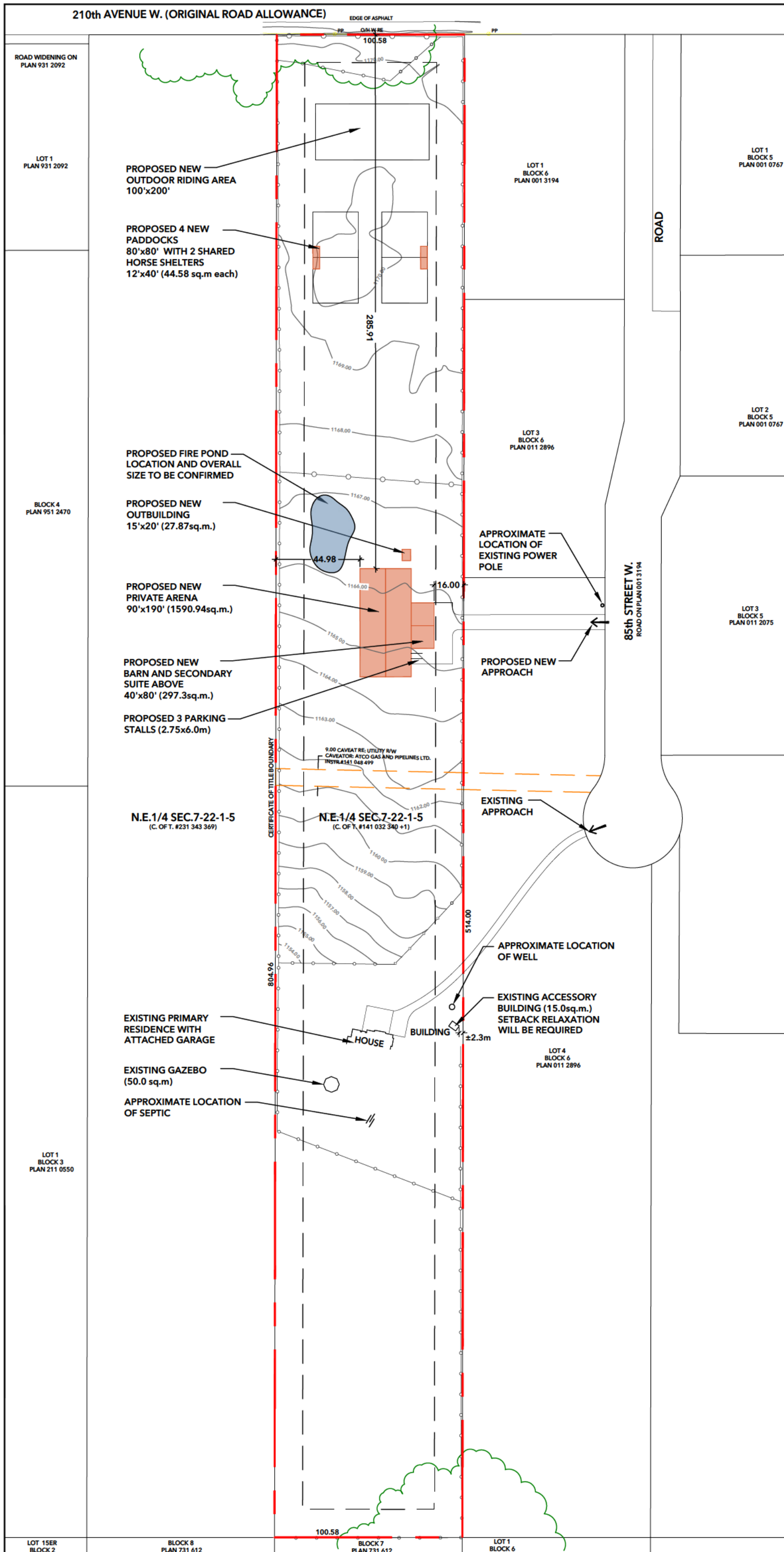
PROJECT NUMBER
26-002

LEGAL ADDRESS
The most Easterly 330' throughout of the west halves of legal subdivision 10 and 15 in the NE 7-22-01 W5M 20.0ac (8.09ha)

DATE
March 16, 2026

LEGEND
Land Use: Country Residential
Site Area: 20.0ac (8.09ha)

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