



# 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 \$ 1600 shall accompany this application.

Date Received: Mar 24/26 Receipt No. 456383

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

I, Anna Lobanova  
Name of Registered Owner (please print)

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

\_\_\_\_\_ to act as agent in the matter.  
Name of Agent (please print)

### PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

All/part of the SE 1/4 sec. 18 twp. 22 range 4 west of 5 meridian.

Being all parts of lot 5 block 1 Reg. Plan No. 7910570 C.O.T. No. \_\_\_\_\_

TO: (Choose One)

Redesignate from \_\_\_\_\_ to \_\_\_\_\_

Amend the Land use Bylaw by Add a site specific provision to allow a Tourist Home (Un-hosted) within the principal dwelling with a maximum of fourteen (14) overnight guests

Size of existing parcel(s) 17 acres Size of proposed parcel(s) no change

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

The applicant is seeking approval to operate a Tourist Home within the existing principal dwelling

The property is 17 acres in size and provides adequate buffering, on-site parking, and servicing capacity to support the proposed use

**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 February 13, 2026

Signed \_\_\_\_\_

Landowner Information

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 this application.

February 13, 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 these 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.

[REDACTED]  
[REDACTED]  
[REDACTED]  
CR (Country Residential) District

Parcel Size: 17 Acres

### 1. Proposal

The applicant is seeking approval to operate an Un-hosted Tourist Home within the existing principal dwelling only at [REDACTED].

The proposed use will:

- Be limited to the principal dwelling
- Accommodate a maximum of fourteen (14) overnight guests
- Operate year-round
- Provide short-term residential accommodation only

No parties or amplified outdoor music will be permitted on the property.

### 2. Property Context

The subject property is approximately 17 acres in size and located within the Country Residential (CR) District.

The parcel size provides significant separation from neighboring residences, adequate buffering and privacy, and compatibility with the surrounding rural residential area.

The property will continue to function as a residential dwelling, with short-term accommodation provided within the existing home.

### 3. Parking

All guest parking will be accommodated on-site.

The property contains ample driveway and designated parking areas sufficient to accommodate guest vehicles without reliance on municipal roadways.

No roadside parking will be permitted.

### 4. Servicing

The property is serviced by a private well and a private septic system.

No changes to existing servicing infrastructure are proposed as part of this application.

### 5. Traffic and Operations

Vehicle traffic associated with the Tourist Home will be similar to that of a large rural residence.

The use is limited strictly to overnight accommodation.

The property will continue to be used by the owners as a family residence when not rented to guests.

### 6. Operational Management Measures

The property will be actively managed to ensure safety, compatibility, and responsible guest conduct.

#### Fire Safety:

- Two of three existing outdoor fire features have been removed.
- The remaining fire pit is being redesigned to increase safety.
- Clear signage regarding fire bans will be installed adjacent to the fire pit.
- Fire ban notifications will be communicated directly to guests immediately upon announcement by the County.
- Water and/or sand will be available near the fire pit for extinguishing.
- Smoke alarms are installed throughout the dwelling as indicated on floor plans.

#### Waste Management:

- The property is subscribed to regular waste collection service (T&T; Waste Management).
- Bear-resistant waste bins are utilized.
- Waste will be stored securely to prevent wildlife attraction.

#### Guest Screening & Responsible Operation:

- Instant booking is not enabled.
- All reservations are manually reviewed prior to acceptance.
- Guest profiles, prior reviews, and booking history are assessed before confirmation.
- Reservations are limited to responsible adult groups.
- A commercial insurance policy is maintained for the property.

#### Noise Management:

- Community quiet hours are clearly stated in house rules.
- Noise monitoring devices will be installed within the dwelling.
- Exterior security cameras (facing outward only) are installed for property monitoring.
- Property owners remain locally available to respond promptly in the event of abnormal noise.

#### Property Boundaries & Shared Pond Area:

The property includes a shared pond feature with an adjacent parcel. Property boundaries are clearly defined.

Guests are strictly instructed to remain within the boundaries of [REDACTED] and are not permitted to access neighboring lands.

"Private Property – No Trespassing" signage will be installed along boundary areas, including near the shared pond, to prevent inadvertent encroachment.

#### 7. Intended Guest Profile

The Tourist Home is intended primarily for multi-generational family groups (e.g., grandparents, parents, and children vacationing together) and visitors traveling to the Canadian Rockies and surrounding recreational areas.

The property is not intended to function as an event venue.

#### **8. Owner Presence & Active Management**

The property owners reside primarily in the Bragg Creek area and may periodically stay on the parcel.

The proposed Tourist Home will operate as an un-hosted accommodation within the principal dwelling when the property is not being used by the owners.

The owners operate established landscaping and property management businesses within the region and have experience managing residential properties and short-term accommodations.

The property will be directly managed by the owners, who remain locally available to address any concerns.

#### **9. Compatibility Statement**

Given the parcel size, rural setting, on-site servicing capacity, parking availability, and active management measures, the proposed Tourist Home use is compatible with the surrounding CR district and will not adversely impact neighboring properties.

The proposed use does not involve any physical expansion of the dwelling, additional buildings, or commercial infrastructure. The application simply allows the short-term rental of an existing residence while the property continues to function primarily as a residential home.

The applicant is committed to working cooperatively with Foothills County and neighboring residents to ensure the use operates responsibly and remains compatible with the surrounding rural community.

# Tourist Home Application Rationale

[REDACTED]  
CR (Country Residential) District  
Parcel Size: 17 Acres

---

## 1. Proposal

The applicant is seeking approval to operate an Un-hosted Tourist Home within the existing principal dwelling only at [REDACTED]

The proposed use will:

- Be limited to the principal dwelling
- Accommodate a maximum of fourteen (14) overnight guests
- Operate year-round
- Provide short-term residential accommodation only

No parties or amplified outdoor music will be permitted on the property.

## 2. Property Context

The subject property is approximately 17 acres in size and located within the Country Residential (CR) District.

The parcel size provides significant separation from neighboring residences, adequate buffering and privacy, and compatibility with the surrounding rural residential area.

The property will continue to function as a residential dwelling, with short-term accommodation provided within the existing home.

## 3. Parking

All guest parking will be accommodated on-site.

The property contains ample driveway and designated parking areas sufficient to accommodate guest vehicles without reliance on municipal roadways.

No roadside parking will be permitted.

## **4. Servicing**

The property is serviced by a private well and a private septic system.

No changes to existing servicing infrastructure are proposed as part of this application.

## **5. Traffic and Operations**

Vehicle traffic associated with the Tourist Home will be similar to that of a large rural residence.

The use is limited strictly to overnight accommodation.

## **6. Operational Management Measures**

The property will be actively managed to ensure safety, compatibility, and responsible guest conduct.

### **Fire Safety:**

- Two of three existing outdoor fire features have been removed.
- The remaining fire pit is being redesigned to increase safety.
- Clear signage regarding fire bans will be installed adjacent to the fire pit.
- Fire ban notifications will be communicated directly to guests immediately upon announcement by the County.
- Water and/or sand will be available near the fire pit for extinguishing.
- Smoke alarms are installed throughout the dwelling as indicated on floor plans.

### **Waste Management:**

- The property is subscribed to regular waste collection service (T&T; Waste Management).
- Bear-resistant waste bins are utilized.
- Waste will be stored securely to prevent wildlife attraction.

### **Guest Screening & Responsible Operation:**

- Instant booking is not enabled.
- All reservations are manually reviewed prior to acceptance.
- Guest profiles, prior reviews, and booking history are assessed before confirmation.
- Reservations are limited to responsible adult groups.
- A commercial insurance policy is maintained for the property.

### **Noise Management:**

- Community quiet hours are clearly stated in house rules.
- Noise monitoring devices will be installed within the dwelling.
- Exterior security cameras (facing outward only) are installed for property monitoring.
- Property owners remain locally available to respond promptly in the event of abnormal noise.

### **Property Boundaries & Shared Pond Area:**

The property includes a shared pond feature with an adjacent parcel. Property boundaries are clearly defined.

Guests are strictly instructed to remain within the boundaries of 37 Aspen Creek Drive and are not permitted to access neighboring lands.

"Private Property – No Trespassing" signage will be installed along boundary areas, including near the shared pond, to prevent inadvertent encroachment.

## **7. Intended Guest Profile**

The Tourist Home is intended primarily for multi-generational family groups (e.g., grandparents, parents, and children vacationing together) and visitors traveling to the Canadian Rockies and surrounding recreational areas.

The property is not intended to function as an event venue.

## **8. Owner Experience & Active Management**

The property owners reside on the parcel and operate established landscaping and property management businesses within the region.

The owners have prior experience managing short-term rental accommodations and residential properties and maintain active oversight of operations.

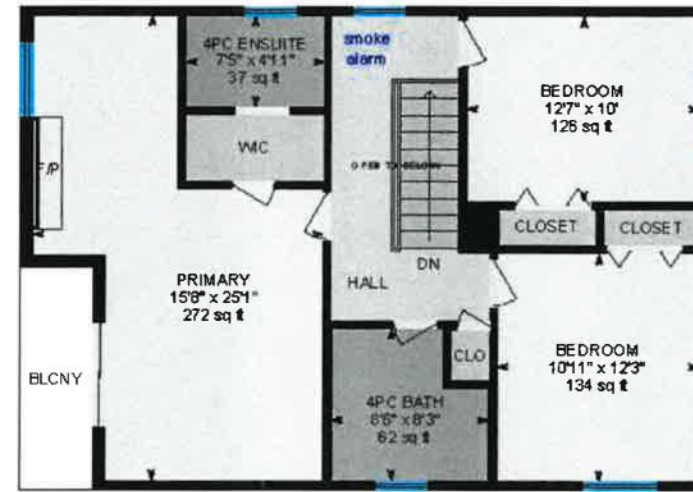
The property will be directly managed by the owners, who remain locally available to address any concerns.

## **9. Compatibility Statement**

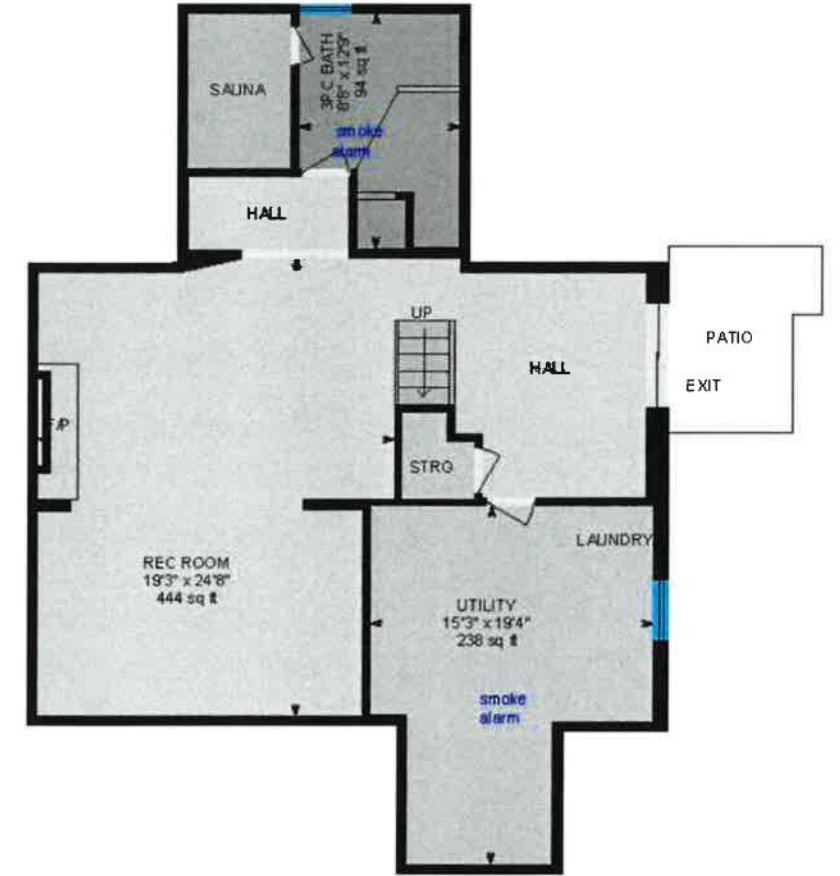
Given the parcel size, rural setting, on-site servicing capacity, parking availability, and active management measures, the proposed Tourist Home use is compatible with the surrounding CR district and will not adversely impact neighboring properties.



**Main Floor**  
Exterior Area 1232.09 sq ft



**2nd Floor**  
Exterior Area 912.71 sq ft



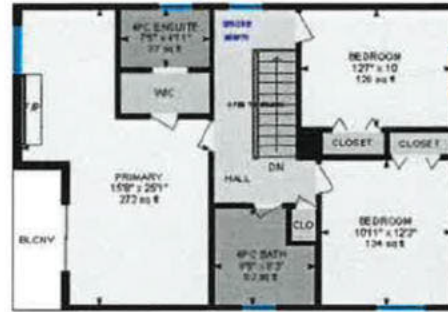
**Basement**  
Exterior Area 1137.23 sq ft



Main Building Total Exterior Area Above Grade 3282.03 sq ft



Main Floor  
Exterior Area 1232.09 sq ft



2nd Floor  
Exterior Area 912.71 sq ft



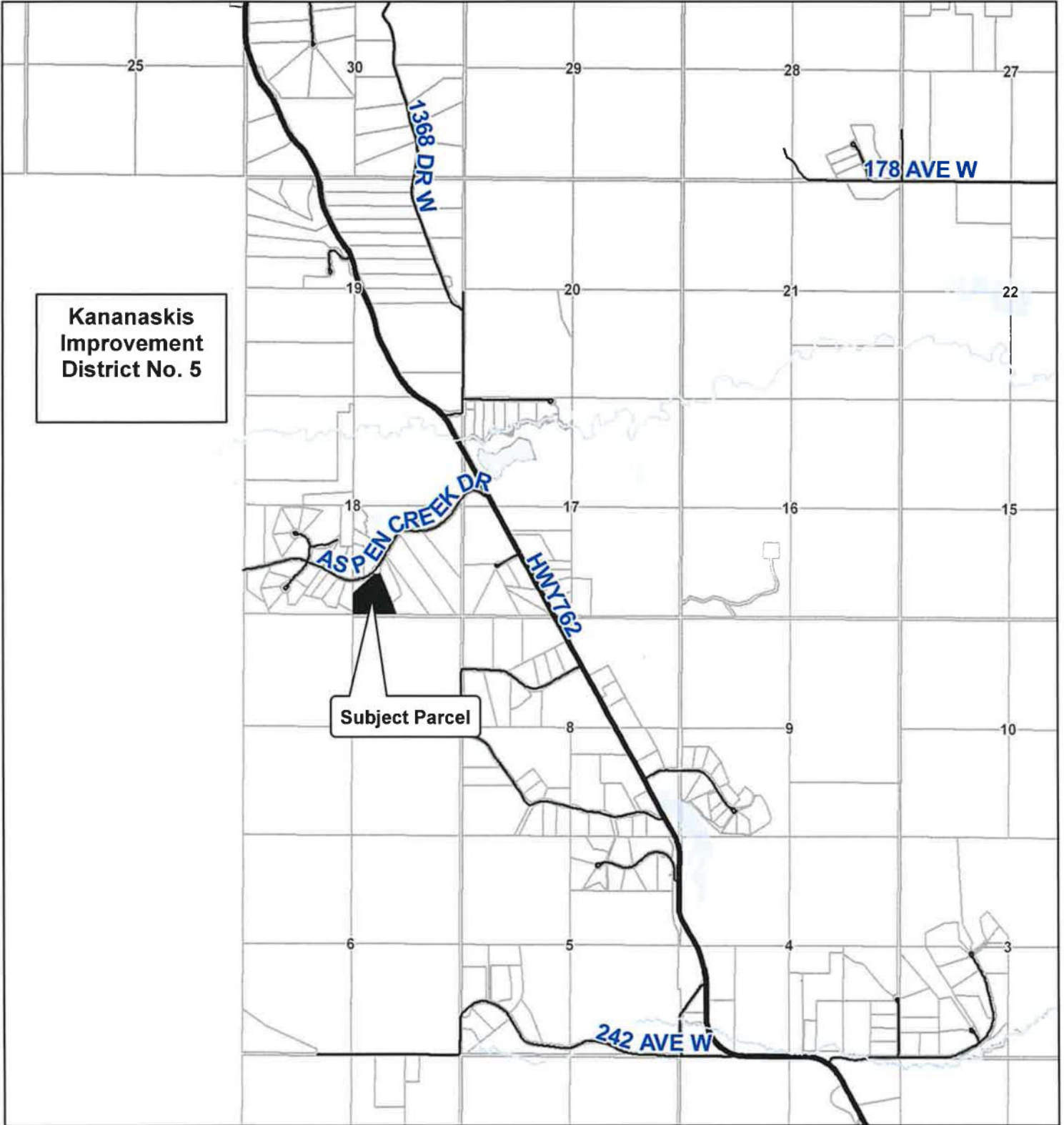
Basement  
Exterior Area 1137.23 sq ft





# Location Map

## SE 18-22-04 W5M; Plan 7910570, Lot 5



**Kananaskis  
Improvement  
District No. 5**

**Subject Parcel**

### Legend

- Roads
- ▭ Parcels
- Highway
- ▭ Subject Parcel

Date: 2026-03-27



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.  
© Foothills County 2026

**Site Plan –  
Tourist Home  
(Principal  
Dwelling Only)**

CR District  
Parcel Size: 17  
Acres

**Existing accessory  
buildings external  
sizes:**

Barn size:  
30'9"x47'2"  
1409 sq.ft.

Garage size:  
1077.52 sq.ft.

Green house:  
15'x8, 120 sq.ft.

