



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: Feb 25 2026 Receipt No. 455215

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Cody Kohut, Nyahok Kohut
Name of Registered Owner (please print)

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

Cody Kulchitsky 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. 33 twp. 18 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 Creating an additional agricultural parcel through subdivision while retaining Agricultural zoning

Size of existing parcel(s) 149.4 acres +/- Size of proposed parcel(s) 25 acres +/-

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

To allow the creation of an additional agricultural parcel through subdivision while retaining Agricultural zoning.

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 7, 2026 Signed _____

Landowner Information Agent Information

Phone _____ Phone No _____

Address _____ Address _____

I consent _____ I consent to receive documents by email: Yes ___ No

Email _____ Email Address: Mountainmechanical@hotmail.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 _____ application.

Date Feb 7, 2026

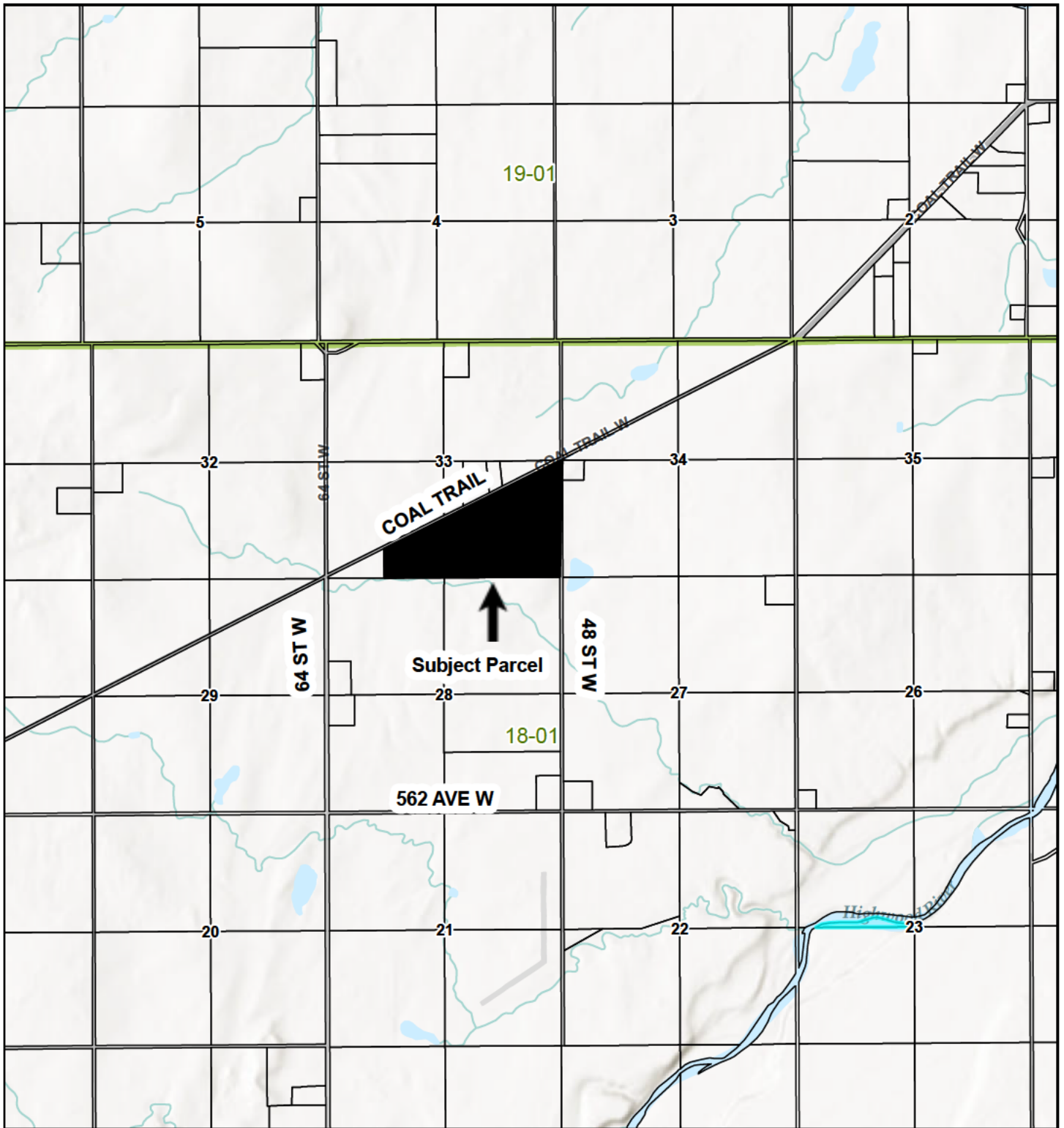
Is there an access or safety concern with respect to a site inspection: Yes No

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.

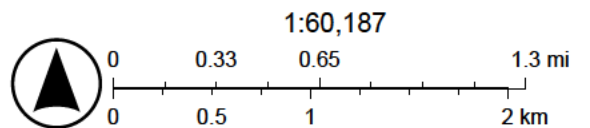
Location Map - SE 33-18-01 W5M



2026-04-02, 11:30:14 a.m.

-  Parcels
-  Townships

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

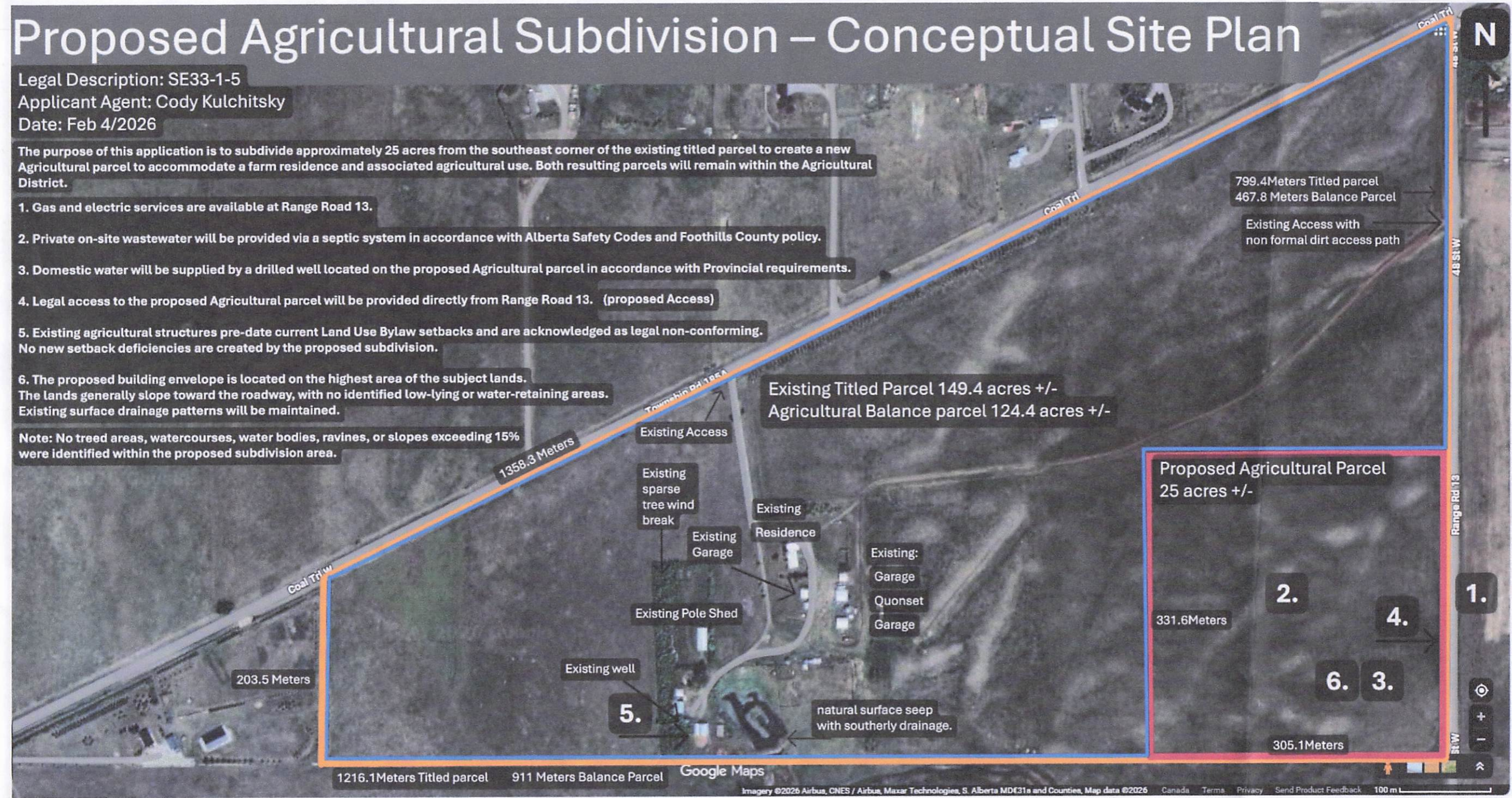
Proposed Agricultural Subdivision – Conceptual Site Plan

Legal Description: SE33-1-5
Applicant Agent: Cody Kulchitsky
Date: Feb 4/2026

The purpose of this application is to subdivide approximately 25 acres from the southeast corner of the existing titled parcel to create a new Agricultural parcel to accommodate a farm residence and associated agricultural use. Both resulting parcels will remain within the Agricultural District.

1. Gas and electric services are available at Range Road 13.
2. Private on-site wastewater will be provided via a septic system in accordance with Alberta Safety Codes and Foothills County policy.
3. Domestic water will be supplied by a drilled well located on the proposed Agricultural parcel in accordance with Provincial requirements.
4. Legal access to the proposed Agricultural parcel will be provided directly from Range Road 13. (proposed Access)
5. Existing agricultural structures pre-date current Land Use Bylaw setbacks and are acknowledged as legal non-conforming. No new setback deficiencies are created by the proposed subdivision.
6. The proposed building envelope is located on the highest area of the subject lands. The lands generally slope toward the roadway, with no identified low-lying or water-retaining areas. Existing surface drainage patterns will be maintained.

Note: No treed areas, watercourses, water bodies, ravines, or slopes exceeding 15% were identified within the proposed subdivision area.





Arrows indicate closest property line measured from

- 1. Existing residence dimension:10X27m Setback: 202.9m
- 2. Existing garage dimension:7.3X7.3m Setback: 198.4m
- 3. Existing quonset dimension:11.9X13.1m Setback: 175.2m
- 4. Existing garage dimension:12.5X11.7m Setback: 147m
- 5. Existing garage dimension:8.2X9.5m Setback: 180m
- 6. Existing pole shed dimension: 10.8X24.8m Setback:125.7 m
- 7. Existing storage shed dimension:7.3x8.6m Setback: 74.7m
- 8. Existing storage shed dimension:7.8x12.3m Setback:56 m
- 9. Existing barn dimension:14X12.7m Setback:31.3 m
- 10. Existing dilapidated/non usable barn dimension:7.6X12.9m Setback: 30m