



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 \$ 3100.00 shall accompany this application.

Date Received: April 7/26 Receipt No. 456808

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Jennifer Jane Tomlin
Name of Registered Owner (please print)

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

Robyn Erhardt 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 SE 1/4 sec. 5 twp. 21 range 29 west of 4 meridian.

Being all parts of lot _____ block D Reg. Plan No. 8410347 C.O.T. No. 871 194 455

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by exemption from the Country Residential District to allow for two (2) new parcels with a balance parcel and a road dedication.

Size of existing parcel(s) 19.26 Ac (7.79 Ha) Size of proposed parcel(s) +/- 4.05 Ac (1.63 Ha) and +/- 5.58 Ac (2.25 Ha) and +/- 9.63 ac (3.89ha) balance

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

The purpose of this application is to request an exemption from the Land Use Bylaw Country Residential District, in accordance with Section 13.1.6.1, to facilitate the future subdivision of the existing CR parcel. The Application seeks to accommodate the existing single detached dwelling on the new lot 2. It also aims to create an additional lot (Lot 1) and a balance lot. The owner intends to reserve the balance parcel for permanent residence.

Please refer to the attached cover letter for additional information

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 05 March 2026

Signed Robyn Erhardt

Landowner Information

Phone No. [REDACTED]

Address: [REDACTED]

Agent Information

Phone No. 587.574.8788

Address: 110 - 259 Midpark Way SE Calgary, AB T2X 1M2

I consent to receive documents by email: Yes No

I consent to receive documents by email: Yes No

Email Address: [REDACTED]

Email Address: Robyn@twpplanning.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.

05.03.2026

Date

Robyn Erhardt
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.

110-259 Midpark Way SE
Calgary, Alberta T2X1M2

Phone: 403.300.2220
TWPplanning.com



Foothills County
Box 5605
High River, AB
T1V 1M7

RECEIVED

MAR 17 2026

16/03/2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Exemption from the Country Residential District to allow for two (2) new parcels of +/- 4.05 ac (1.63ha) and +/- 5.58ac (2.25ha) with a +/- 9.63ac (3.89ha) balance and +/- 0.75ac (0.30ha) road plan dedication for land legally described as Plan 8410347, Block D, SE 5-21-29 W4M, consisting of +/- 7.79 hectares (19.26 acres) in Foothills County.

Landowner: Jennifer Jane Tomlin

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for amendment to Land Use Bylaw:

- A formal application for exemption to the County Residential Land Use District to allow for the creation of two (2) new parcels to be +/- 4.05 ac (1.63ha) and +/- 5.58ac (2.25ha) balance;
- The Agency Agreement allowing Township Planning + Design to act as agent for the Landowner(s);
- A Cheque for fee payment in the amount of \$3,100 for the Land Use Amendment (\$100 filing fee + Initial Application Fee of \$1,500 per lot);
- 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:

Purpose

The purpose of this application is to request an exemption from the Land Use Bylaw Country Residential (CR) District, in accordance with Section 13.1.6.1, to facilitate the future subdivision of the existing CR parcel. This will create two (2) new lots, a balance parcel, and a road dedication on the subject site. This proposed application seeks to accommodate the existing single detached dwelling on the new Lot 2. It also aims to create an additional lot (Lot 1) and a balance lot. The owner intends to reserve the balance parcel for their own permanent residence.

Location and Policy Context

The subject site is located south of 322 Avenue E and directly west of 8 Street E. The parcels to the north and south of the subject site are Country Residential (CR) parcels of similar size to those proposed in this application. Given its proximity to the Okotoks Urban Boundary, this development will help create a cohesive transition between the urban and rural densities. It is also consistent with the existing development pattern along the 8 Street E corridor between 322 Avenue E and 338 Avenue E. Additionally, the site is near Highway 2A, a regional Level 3 highway. Access to the highway is provided via 8th Street E, which connects to 338 Avenue E. at a signalized intersection.





The subject site is located in the Central District of the Foothills County Growth Management Strategy, where the County intends to accommodate the majority of its future growth and development. The site and surrounding area are characterized by fragmented land, with a high concentration of Country Residential parcels. In keeping with the Foothills County Municipal Development Plan, new Country Residential development is generally directed toward areas where this type of fragmentation already exists.

The site is located within the Section 5 Area Concept Plan (ACP) and is consistent with the plan's objectives, which identify this area as a location for future growth and development.

Access and Servicing

The subject site is currently accessed via 8th Street E. A new approach is proposed off 8th Street E to connect to Lot 1. The current approach on-site will continue to serve as the approach to the proposed Lot 2. The balance parcel will be access by a new approach that will extend from the existing cul-de-sac at the end of 12 Street E.

A 15.28-meter-wide road dedication is proposed along the eastern boundary of the balance parcel to provide for the future extension of 12th Street E. The proposed road plan dedication is consistent with others previously those approved along this corridor.

The subject site is currently serviced by an existing private well and septic system, which will continue to service the proposed Lot 2. New wells and septic systems will be required for Lot 1 and the Balance parcel.

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

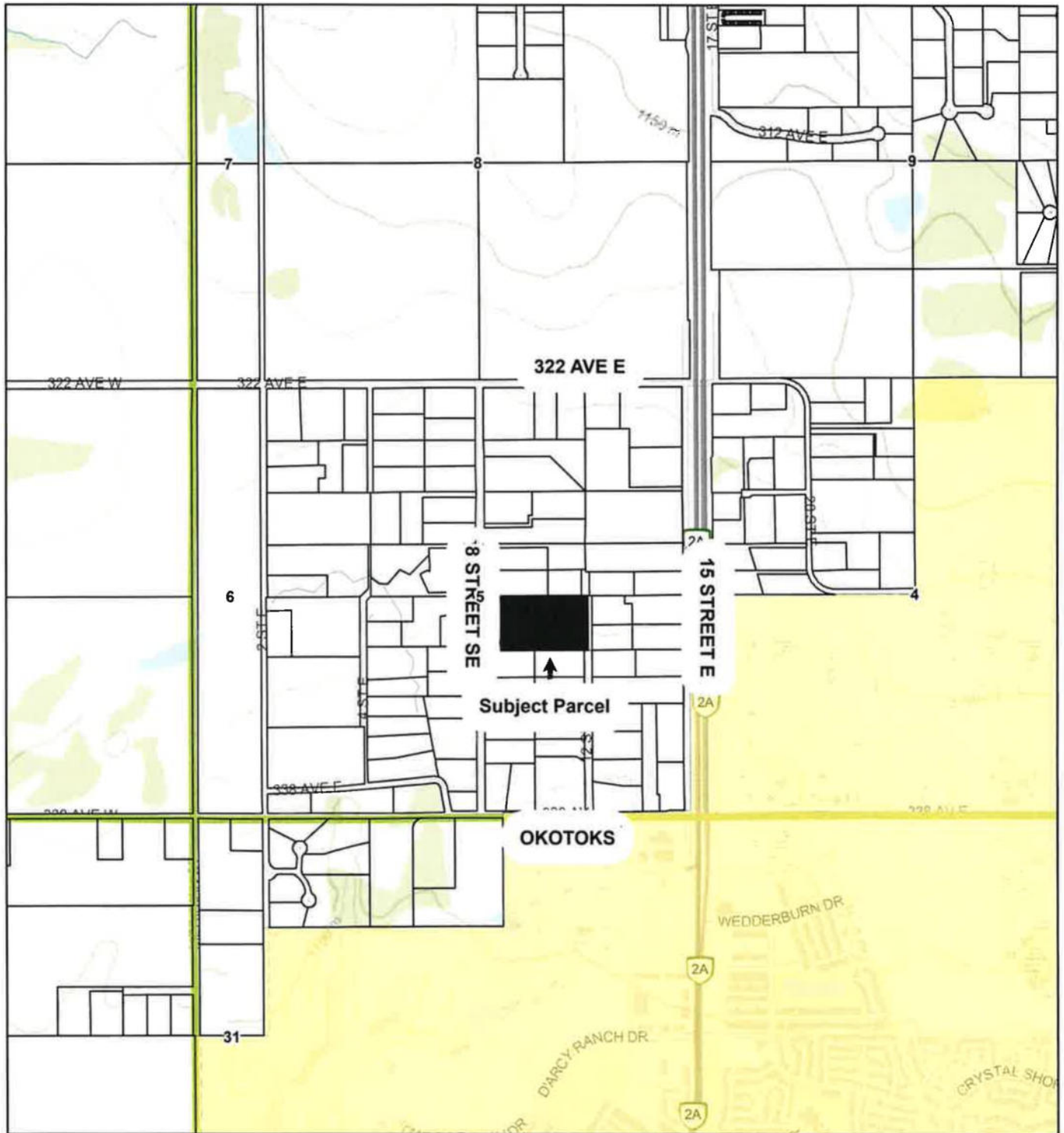
Sincerely,
Township Planning + Design Inc.

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

Robyn Erhardt, BA, M.Plan.
Senior Planner, RPP, MCIP
Urban + Regional Planning

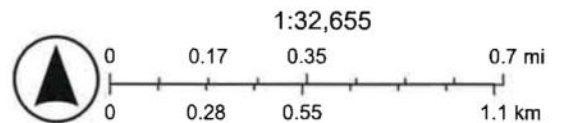
Cc: Jennifer Jane Tomlin

Location Map SE 5-21-29 W4 Plan 8410347 Blk D



2026-04-08, 4:14:24 p.m.

-  Parcels
-  Settlement
-  Town
-  Townships
-  Canada_Hillshade



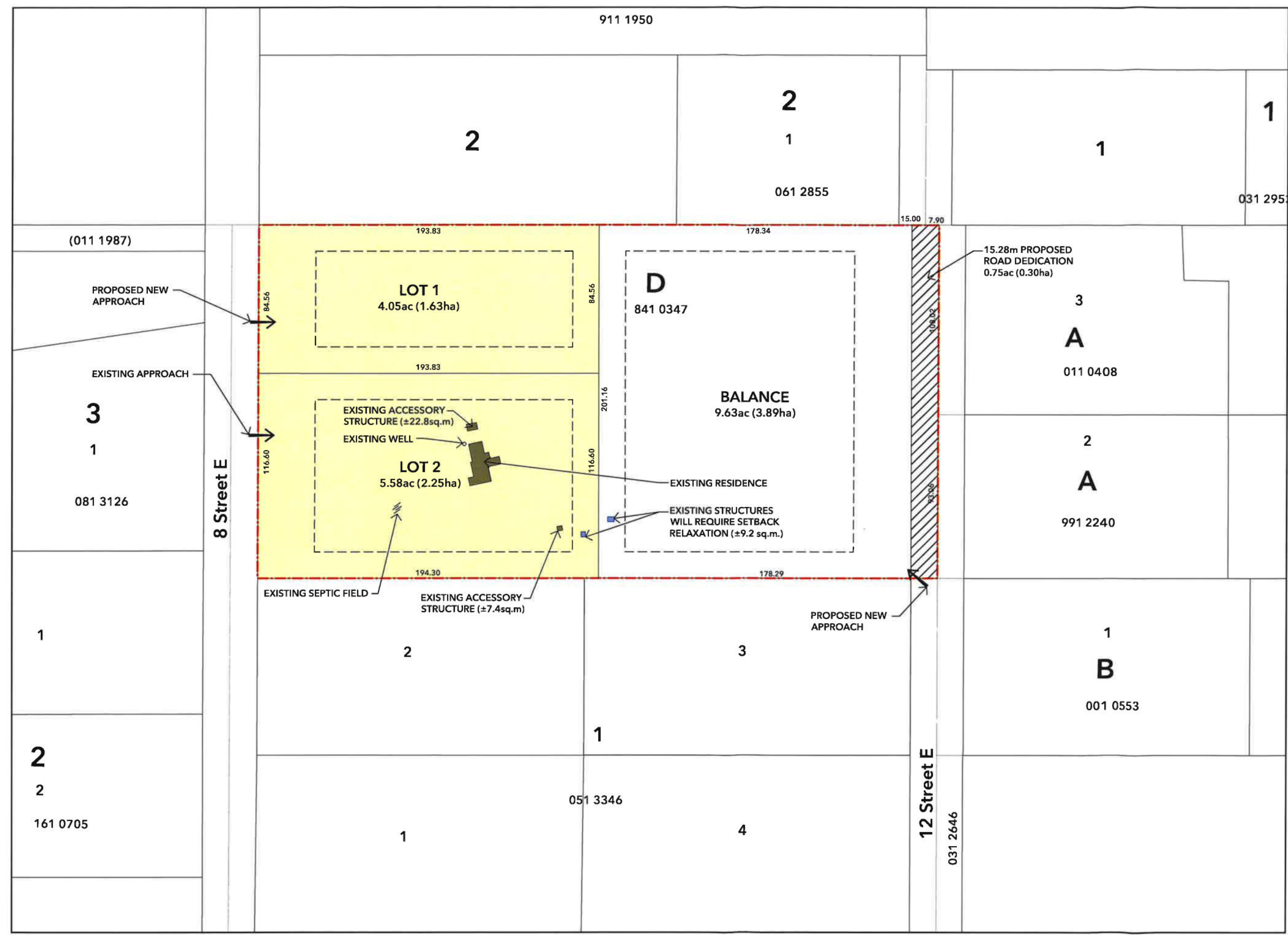
Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

CLIENT
Jennifer Tomlin

PROJECT NUMBER
26-007

LEGAL ADDRESS
Plan 8410347, Block D
SE 5-21-29 W4M
±19.26ac (7.79ha)

DATE
February 23, 2026



SUBDIVISION
Conceptual Site Plan

SCALE
1:2000

SHEET
S1
SITE PLAN