



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 shall accompany this application.

Date Received: Mar 30/26 Receipt No. 456601

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Catherine Langstaff & Douglas Soice
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
N/A 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. 30 twp. 22 range 02 west of 5 meridian.
Being all parts of lot _____ block 1 Reg. Plan No. 9012434 C.O.T. No. _____

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by requesting an exemption to the Country Residential District to facilitate the further subdivision of three CR lots.

Size of existing parcel(s) 15.00 acres Size of proposed parcel(s) 7.37; 3.85; + 3.78 acres

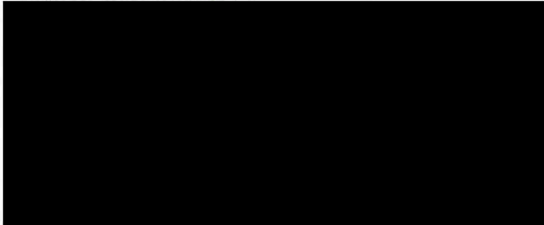
The reasons for the (redesignation) (amendment) are as follows:

Please refer to the attached cover letter.

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 January 30, 2026 Signature

Landowner Information



Agent

Phone No. N/A

Address: _____

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

Email Address: _____

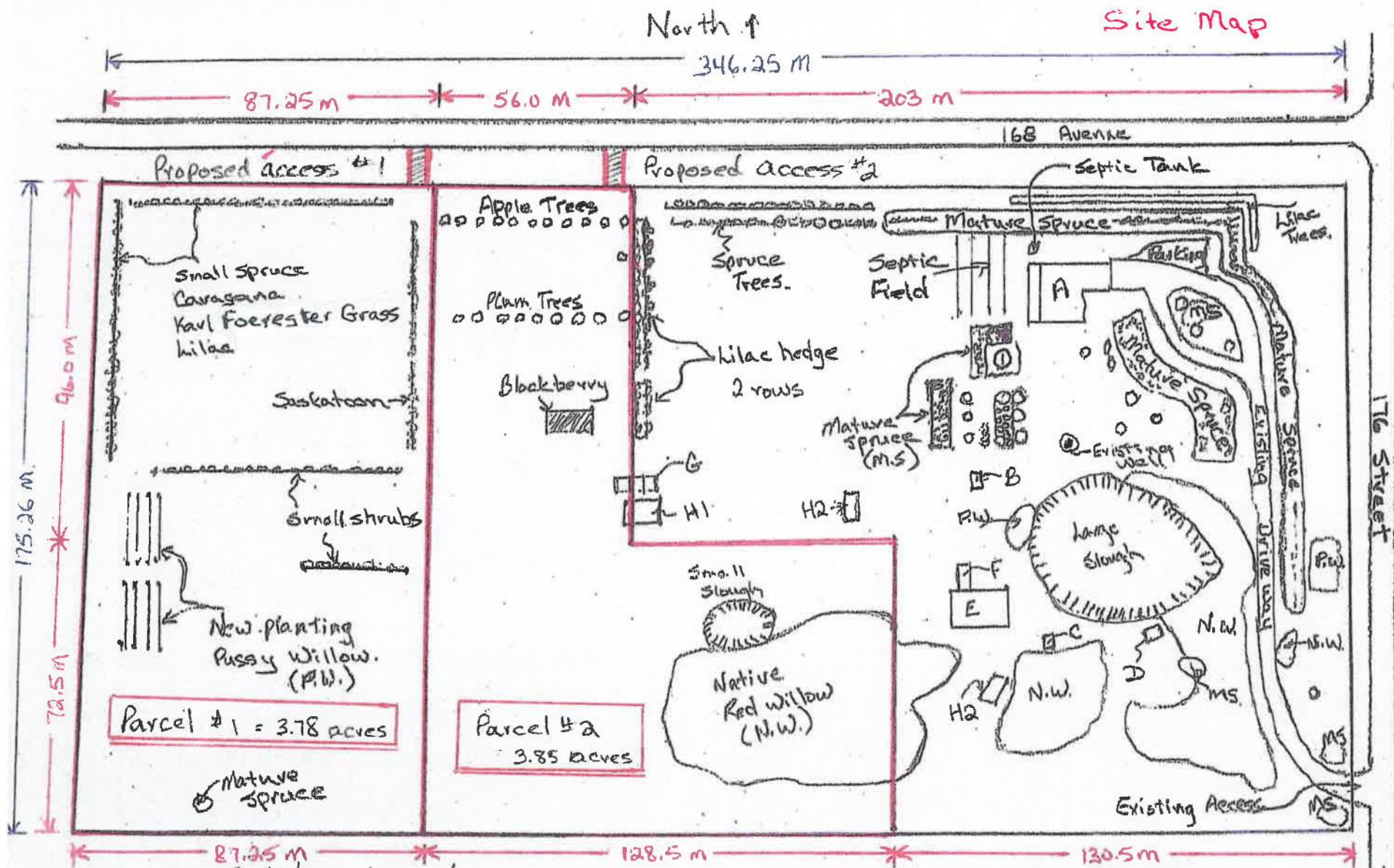
Right of Entry

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.

Date January 30, 2026

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

If yes, please clarify:



- Building Legend
- A. Residence
 - B. Pump house
 - C. Chicken Coop
 - D. Garden Shed
 - E. Old hay shed + animal shelter
 - F. Granary
 - G. Old animal shelters (3)
 - H1. Hoop house (20x30)
 - H2. Hoop house (10x20)

- Tree Legend for unmarked
- O - Either plum, apple, cherry, haskap, mayday, cotoneaster, or saskatoon
 - ⊙ Raspberry

168031 176 Street West
Foothills, Alberta, T1S 2P5

Phone (403) 931-3983

January 30, 2026

SCHEDULE 1

Municipal District of Foothills No. 31
309 Macleod Trail, Box 5605
High River, Alberta
T1V 1M7

Attention: Planning Department

Dear Sirs,

Re: Application for Subdivision – Schedule 1
NE Section 30-22-02 W5M, Block 1, Plan 9012434

Additional information required to support our application:

Question 6.b. asks us to “Describe the nature of the vegetation and water on the land [to be subdivided] (Brush, shrubs, tree stands, wood lots, sloughs, creeks, etc.). Our response to question 6.b. is:

- Please refer to our site map(s).
- On our proposed Parcel 1 in the north and west side we have planted a row of Karl Foerster tall grass mixed with Lilac trees, Caragana trees, and a few small Spruce trees. On the east side on the northern portion of the lot we planted 50-75 Saskatoon trees. This has created a hedge in a U shape. In the middle of this U we have an annual and perennial garden. The perennial garden contains peonies which we intend to sell. To the south of these gardens are two rows (East/West) of small shrubs such as Dogwood and a couple of varieties of Ninebark. In the middle area in the West side there are four rows of recently planted (2024) of Pussy Willows and at the south end of the proposed lot there is a single large native spruce tree. In the middle/south area there are annual gardens that will be seeded back to grass this year. Aside from what is mentioned as trees or gardens the remainder of the lot is native grass. There are no sloughs or creeks on this lot.
- On our proposed Parcel 2 at the north end about ten meters south of the property line there are about a dozen apple trees (planted east/west). About 27 meters south of the apple trees there is a row of about ten plum trees again planted east/west. In between there is another annual garden that will be seeded back to grass. South of the plum trees we have another annual/perennial garden followed by a small patch of blackberries plants. In the south east portion of the lot there are native willows. Aside from what is mentioned as trees or gardens the remainder of the lot is native grass. Also, in the south east section of the lot there is a small slough that only collects water during very wet occasions (large amounts of winter snow or large

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amounts of rainfall). This slough area is not deep gathering only a couple feet of water once in the past five years.

Question 7. "Describe any buildings, historical or otherwise and any structures on the land (to be subdivided) and whether they are to be demolished or moved. Our response to question 7. is:

- Refer to site map buildings labelled G. These are three animal shelters that are built on pressure treated skids. One is 12 feet by 12 feet and the other two are 8 feet by eight feet that were moved here to be used as garden sheds. These will either be moved or sold.
- Refer to site map building labelled H1. This is a non-permanent greenhouse or hoop house measuring 20 by 30 feet. This was a boxed greenhouse manufactured by TMG Industries. It is not heated, constructed in 2024 and built on pressure treated wood. In the fall of 2025, the cover started to tear in high winds. This will be dismantled.
- Refer to site map building labelled H2. These are non-permanent greenhouses or hoop houses measuring 10 by 20 feet. Both of these hoop houses were not heated, standing on wood chips and both lost their covers in the fall of 2025. The covers are very hard to replace so these two structures will be dismantled.

We hope that this information helps you with your approval assessment.

Thank you,


Catherine Langstaff


Douglas Soice

Dated this 30th day of January 2026

Catherine Langstaff & Douglas Soice



March 23, 2026

Municipal District of Foothills No. 31
309 Macleod Trail, Box 5605
High River, Alberta
T1V 1M7

Attention: Planning Department – Stacey Kotlar

Dear Stacey,

Re: Application for Amendment to Land Use Bylaw
NE Section 30-22-02 W5M, Block 1, Plan 9012434

In response to your questions sent to us by email on February 9 and March 19, 2026, please be advised of the following:

1. We have attached two copies of our hand drawn site plan that were scanned using our highest quality setting of 600 DPI. Should you require better quality copies we would be happy to drive copies down to you in High River at your convenience. This would also provide us with an opportunity to meet with you and go over our application;
2. You may shred our Application for Subdivision at this time. We were not aware of the timing of this application;
3. A credit card authorization for the application fee of \$3,100.00 (\$100.00 filing fee plus two lots at \$1,500.00 per lot);
4. We have talked to our area councilor;
5. We have talked to a planner both prior to our application submission and after. We are now aware of the Community Sustainability Fee and the Municipal Reserve;
6. We acquired our acreage in late 1990 with the intention of farming the land and have lived here since 1993. Over the years we have raised goats, sheep, chickens, ducks, llama, cattle and most recently horses both for our own pleasure and for sale. Since about 2018 we have put more of our effort into growing flowers that we market at local farmers markets like Millarville Farmers Market, Bearspaw Farmers Market and Canmore Farmers Market. We are long term members of the Alberta Farmers Market Association "AFMA" and have disposed of our livestock. We also use our gardens to farm vegetables and fruit for our own consumption. However, 2025 was our last year as full-time vendors at these markets as we had decided to wind down operations to

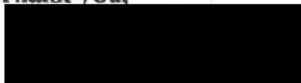
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enjoy our retirement years at more of a leisurely pace. So, to answer your question more succinctly we most recently used our acreage for flower farming that we sold at local Farmers Markets. We are turning 68 and 72 years old in April and May 2026 and are retiring. Our plan would be to sell some of our vacant land as is (with existing gardens) or resown back to grass - as directed by a purchaser.

Should you have any questions or comments or require any further information please do not hesitate to contact us.

Thank you,

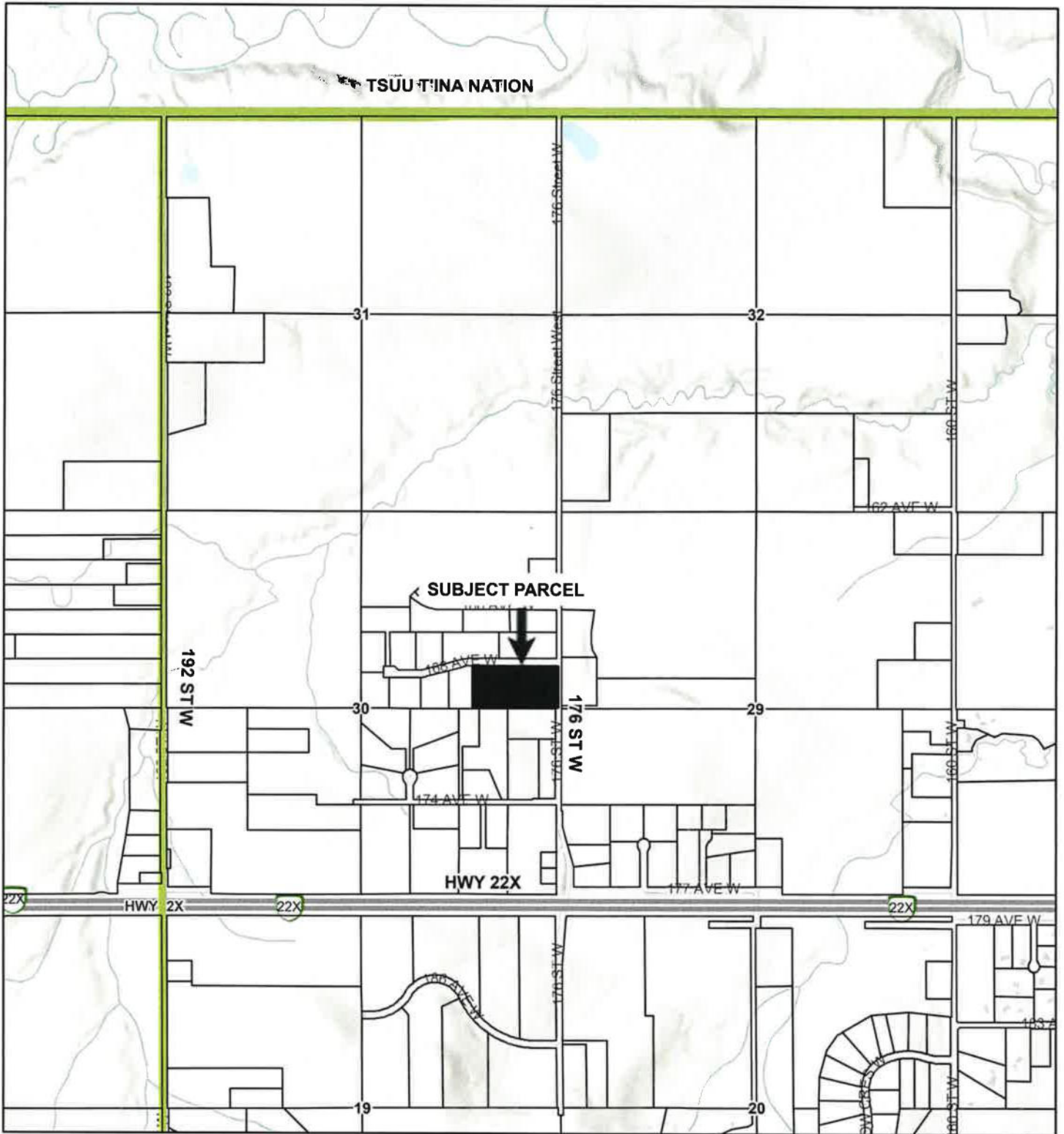


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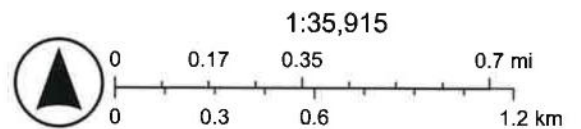
Location Map NE 30-22-02 W5M; Plan 9012434, Blk 1



2026-04-02, 2:54:36 p.m.

-  Parcels
-  Townships

World_Hillshade



Esri, NASA, NGA, USGS, FEMA

