



# 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 \$ 1600.00 shall accompany this application.

Date Received: April 8/26 Receipt No. 456987

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

I, Romel Penaojas and Cristy Penaojas

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. 29 01 twp. 20 range 29 west of 4 meridian.

Being all parts of lot 2 block 6 Reg. Plan No. 9211338 C.O.T. No. 241 098 770

TO: (Choose One)

Redesignate from Country Residential District to Country Residential District

Amend the Land use Bylaw by \_\_\_\_\_

Size of existing parcel(s) +/- 9.19 ac (+/- 3.72 ha) Size of proposed parcel(s) +/- 4.59 ac (1.858 ha),  
+/- 4.59 ac (1.858 ha) - balance

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

\*please refer to 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 December 1st, 2026

Signed \_\_\_\_\_

#### 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 \_\_\_\_\_

I consent to receive documents by email:  Yes  No

Email Address: brayden@twppanning.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.

Date December 1st, 2026

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 | Phone: 403.880.8921  
Calgary, AB T2X 1M2 | TWPplanning.com



Foothills County  
Box 5605  
High River, AB  
T1V 1M7

December 1<sup>st</sup>, 2025  
Revised June 15, 2026

**ATTN:** Samantha Payne, Manager of Planning Applications

**RE:** Application for Land Use Exemption to allow for the creation of one +/- 4.59 acre (1.858 hectare) Country Residential (CR) District parcel on the land legally described as Plan 921 1338, Block 6, Lot 2, NE 01-20-29 W4M, consisting of +/- 9.19 acres (3.72 hectares) within Foothills County.

**Landowners:** Romel Penaojas and Cristy Penaojas

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Application:

- The formal Application Form for Land Use Amendment;
- 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 \$1,600 for the Land Use Amendment application (\$100 filing fee + Initial Application Fee of \$1,500/new lot (1 new lot));
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title;
- A copy of the Site Plan.

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

### Overview

The Subject Site is located south of 418 Avenue and west of Highway 2A, directly adjacent to the Aldersyde Hamlet Boundary and approximately 2.5km south of the intersection of Highway 547 and Highway 2A. The Subject Site is surrounded by large agricultural parcels of land to the north, the Hamlet of Aldersyde to the east, and Country Residential lots to the south and west. The land contains one residential dwelling (+/- 3,500 ft<sup>2</sup>), an existing barn (+/- 1,250 ft<sup>2</sup>), and several sheds and animal shelters. The existing residential dwelling on the proposed Balance Lot will utilize the existing well water and septic servicing and continue to use the existing approach in the northwest corner from 418 Avenue. Five accessory structures (four sheds/horse shelters and one sea-can) will remain on the Balance parcel and the remaining structures will be removed.

## Proposed Development

The proposed development will subdivide the lands into a +/- 4.59 acre (1.858 hectare) Country Residential (CR) District lot (referred to as Lot 1) and a +/- 4.59 acre (1.858 hectare) Country Residential (CR) District Balance parcel. The Land Use Application is required to allow for the creation of one new parcel of land, as per Policy 13.1.6.1 of the Foothills County Land Use Bylaw. The parcel is currently +/-9.19 acres in size, which is less than 10 acres required for the creation of a new lot as per the parcel density provision of the LUB Country Residential District; however, the parcel size is due to road widening that occurred previously which removed land from the original parcel. Therefore, we would request that the proposed land use amendment and subdivision be considered to comply with the density provisions of the Country Residential District.

The new CR Lot will be required to connect to the piped water distribution system, will require a new private septic system, and will require a new approach that is proposed to be located at the northeast corner of the proposed Lot 1 from a service road running parallel to Highway 2A.

The landowner wishes to retain a total of five accessory structures, which exceeds the maximum amount of four that is allowed without a Development Permit as per Table 4.3.1.7A. Therefore, we will submit a Development Permit to allow for the additional structure and permit the sea-can to remain.

The proposed Land Use Redesignation application meets the objectives, aligns with development considerations, and follows the guiding principles of the Foothills County Municipal Development Plan and Growth Management Strategy.

Should you have any further questions, please do not hesitate to contact the undersigned.

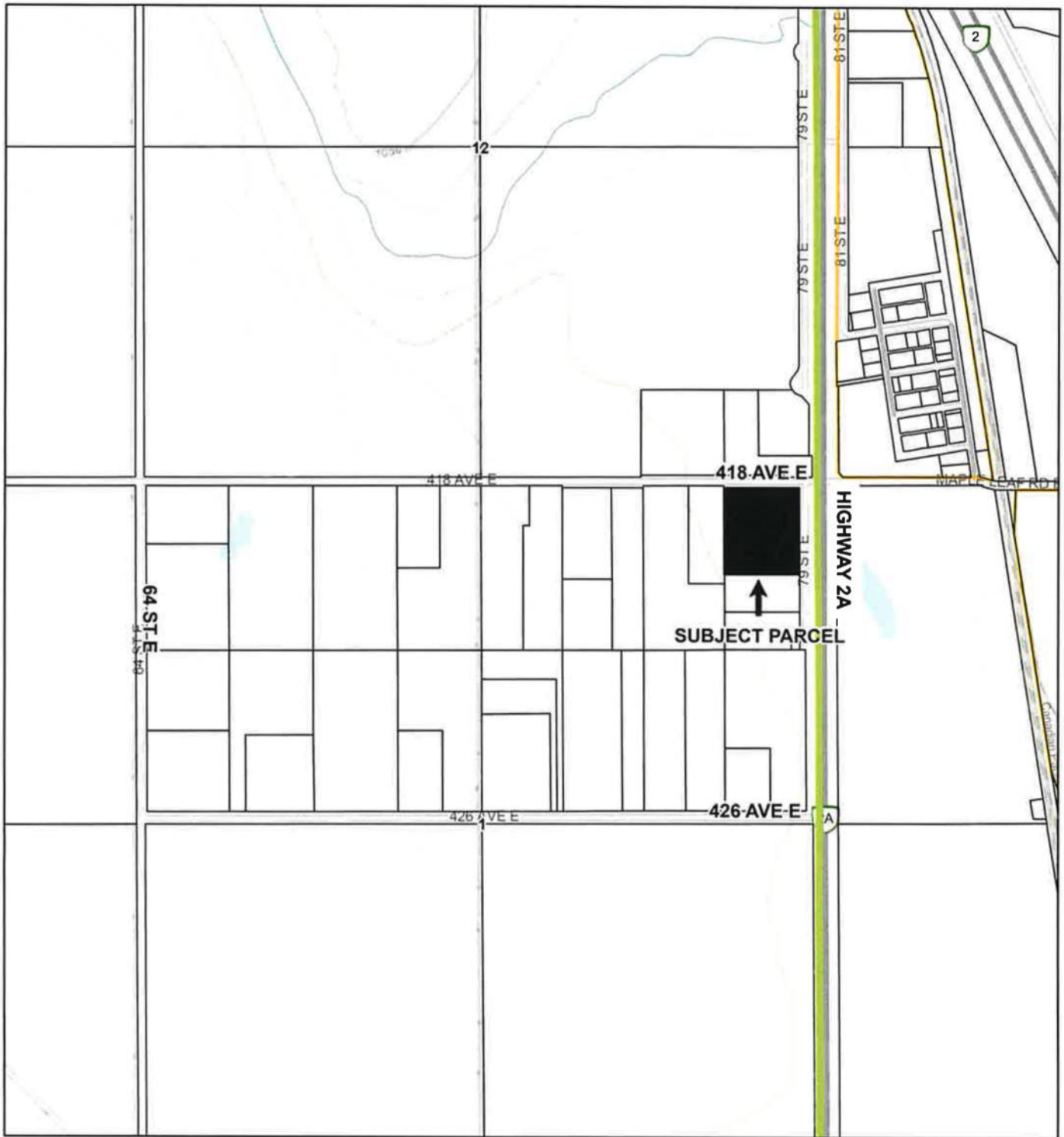
Sincerely,  
Township Planning + Design Inc.



Robyn Erhardt, B.A., M.Plan, RPP, MCIP  
Senior Planner  
**Urban + Regional Planning**

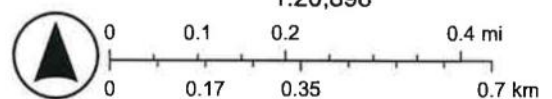
Cc: *Romel Penajoas and Cristy Penaojas*

# Location Map Ptn. NE 1-20-29 W4; Plan 9211338 Blk 6 Lot 2



2026-04-09, 10:39:35 a.m.

-  Parcels
-  Settlement
-  Hamlet
-  Townships
-  Canada\_Hillshade



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

**CLIENT**  
Romel & Cristy Penaojas

**PROJECT NUMBER**  
25-038

**LEGAL ADDRESS**  
Plan 9211338, Block 6, Lot 2  
NE 1-20-29 W4M  
±9.19ac (3.72ha)

**DATE**  
April 28, 2026

**LEGEND**

- Subject Site ---
- Building Setback ---
- Water CO-OP Extension ---

- \*All Existing structures indicated in grey to remain on site
- \*All Existing structures indicated in blue will be removed from site

**LAND USE REDESIGNATION**  
Site Plan

**SCALE**  
1:2000

**SHEET**  
**S1**  
SITE PLAN

