



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 \$ 1,600 shall accompany this application.

Date Received: APRIL 9, 2026 Receipt No. 457004

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Cayley Colony Farming Co Ltd. Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize Henry Walter / Jeffrey Stahl to act as agent in the matter. Name of Agent (please print)

PLEASE ACCEPT THIS APPLICATION REGARDING LEGAL LAND DESCRIPTION

- 1. All/part of the E1/2 1/4 sec. 9 twp. 17 range 29 west of 4 meridian.
2. All/part of the W1/2 1/4 sec. 10 twp. 17 range 29 west of 4 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 Site Specific Amendment to the Agricultural District Land Use Rules. Refer to Attachments A-1 and A-2 for details.

Size of existing parcel(s) NE 9 is 158 ac, SE 9, NW 10 and SW 10 are all 160 ac Size of proposed parcel(s)

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

To bring the existing development into conformance with the County's Land Use Bylaw 60/2014 and to allow for the potential of future development, namely 4 additional Dwelling Units.

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 09/04/2026 Signed

Landowner Information

Phone No.

Address:

I consent to receive documents by email: Yes No

Email Address:

Agent Information

Phone No.

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



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_____ to act as agent in the matter.
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Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. _____

TO: (Choose One)

Redesignate from _____ to _____

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Date _____ Signed _____

Landowner Information

Phone No. _____

Address: _____

I consent to receive documents by email: Yes No

Email Address: _____

Agent Information

Phone No. _____

Address: _____

I consent to receive documents by email: Yes No

Email Address: _____

Right of Entry

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Date 09/04/2026 _____

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

If yes, please clarify:

Schedule time and meeting

ATTACHMENT A-1

The proposed Site Specific Amendment to the Agricultural District land use rules includes the following:

1. Agricultural District Section 12.1.4 Permitted Uses:

Add the following as Permitted Uses only for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek:

- Dwelling, Semi-detached
- Dwelling, Townhouse

2. Agricultural District Section 12.1.5 Discretionary Uses:

Add the following as Discretionary Uses only for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek:

- Educational Services, Private/Charter
- Child Care Facility
- Community Buildings and Facilities
- Assembly Use
- Religious Assembly
- *Industry, Light
- *Manufacturing, Light

*These uses are also proposed to be restricted to the following requirements:

- No Retail Sales permitted on site
- Shall not employ anyone outside of the residents of the property/Colony members
- Cumulative Business Visits for all business uses shall not exceed 12 per day

3. Agricultural District Section 12.1.5 Discretionary Uses:

Add the following as a Discretionary Use only for NW 10-17-29 W4 and the portion of SW 10-17-29 W4 that lies north of Mosquito Creek:

- Utility Services, Major

4. Agricultural District Section 12.1.7.2 Maximum Dwelling Unit Density:

Proposed to be increased from 3 Dwelling Units to a total of 35 Dwelling Units combined for NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek.

Currently there are 28 Dwelling Units located on NE 9-17-29 W4 and the portion of SE 9-17-29 W4 that lies north of Mosquito Creek. The landowner would like to add 4 new Dwelling Units as soon as possible, and there may be a need in the future for 3 additional Dwelling Units, which is why 35 Dwelling Units total is being requested.

Building sites for all of the Dwelling Units are required to be setback a minimum of 300m from the working area of the operating sewage lagoon. The 28 existing Dwelling Units currently meet this required setback.

5. Agricultural District Section 12.1.7.7 Minimum Habitable Area per Dwelling Unit:

The 28 existing Dwelling Units are all approximately 1,024 sq. ft. in size. Given that these dwellings are existing, the landowner is requesting Council to consider a Site Specific Amendment to allow for the minimum habitable area to be reduced from 1,077 sq. ft. to 1,024 sq. ft. for these 28 existing Dwelling Units. The landowner understands that if any of these existing dwelling units need to be wholly replaced in the future or if new dwellings are to be constructed in the future that they will be required to meet the minimum habitable area of 1,077 sq. ft as per Land Use Bylaw - Agricultural District Section 12.1.7.7.

ATTACHMENT A-2

In addition to the proposed Site Specific Amendment, the Landowner is requesting Council's consideration of the following acknowledgment:

1. Land Use Bylaw Section 9.27.17 Environmental Considerations:

3 existing buildings, identified as numbers 21 to 23 on Attachment C do not currently meet the required 30m setback to Mosquito Creek. Given the age of these structures, the landowner is requesting Council to consider acknowledging them as non-conforming. The landowner understands that if these buildings need to be replaced in the future that they will be required to be located to meet all setback requirements.

Access, Water & Wastewater Servicing and Encroachments:

Land Use Bylaw Section 9.1 Access to Property:

Presently the Colony is accessed by way of a private road that extends from 690th Avenue East, through NW 10-17-29 W4, providing access to the subject lands, being NE 9-17-29 W4, the portion of SE 9-17-29 W4 that lies north of Mosquito Creek, NW 10-17-29 W4 and the portion of SW 10-17-29 W4 that lies north of Mosquito Creek.

To address the requirements of Land Use Bylaw Section 9.1, the landowner is proposing to execute and register an access easement agreement to ensure that the subject lands have legal physical access. The landowner understands that Council may direct that the County be added as a third party to the access easement agreement. The landowner further understands that the private road may be required to be identified by an access right-of-way plan that would be required to be registered with the Alberta land titles office concurrently with registration of the access easement agreement.

Water and Wastewater Servicing

The existing development (i.e. Colony) is currently serviced by way of on-site private communal water and wastewater systems. The wastewater system includes a Sewage Lagoon, which is why *Utility Services, Major* is proposed to be added as a Discretionary Use (see point 3 in Attachment A-1).

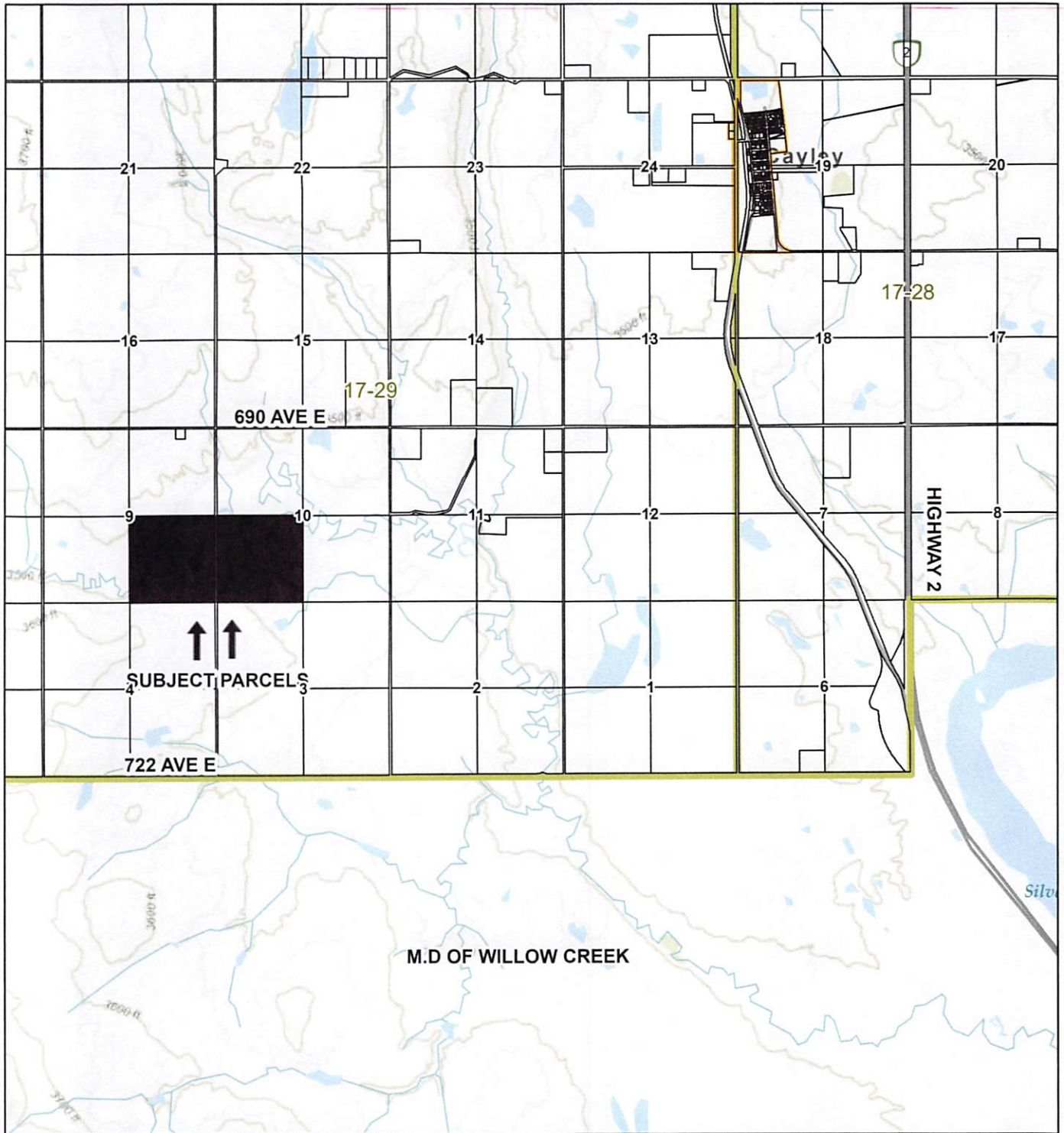
Agricultural District Section 12.1.7.3 Minimum Yard Setbacks:

There are several existing structures that encroach over the quarter line between NE 9-17-29 W4 and SE 9-17-29 W4. Also, a few structures encroach into a portion of the municipal road allowance between NE 9-17-29 W4 and NW 10-17-29 W4.

To address the structures that encroach over the quarter line between NE 9-17-29 W4 and SE 9-17-29 W4, the landowner is looking into the requirements to consolidate these quarter sections to be under a single title. County staff have been advised by the Alberta Land Titles office that subdivision approval will not be required for this consolidation; however, the landowner will need to hire a surveyor to complete a survey plan to show the consolidation and to complete the registration process with the Alberta Land Titles office.

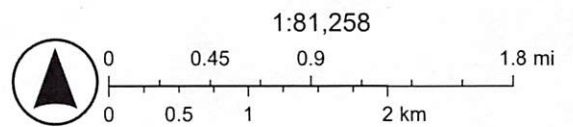
To address the structures that encroach into a portion of the municipal road allowance between NE 9-17-29 W4 and NW 10-17-29 W4, the landowner is working on an application with the County's Municipal Lands Administrator to close, purchase and consolidate this portion of the undeveloped road allowance. This may also require the landowner to consolidate the NW 10-17-29 W4 and SW 10-17-29 W4 to be under one title to ensure that no parcels are left land locked.

Location Map SE09-17-29W4M & SW10-17-29W4M



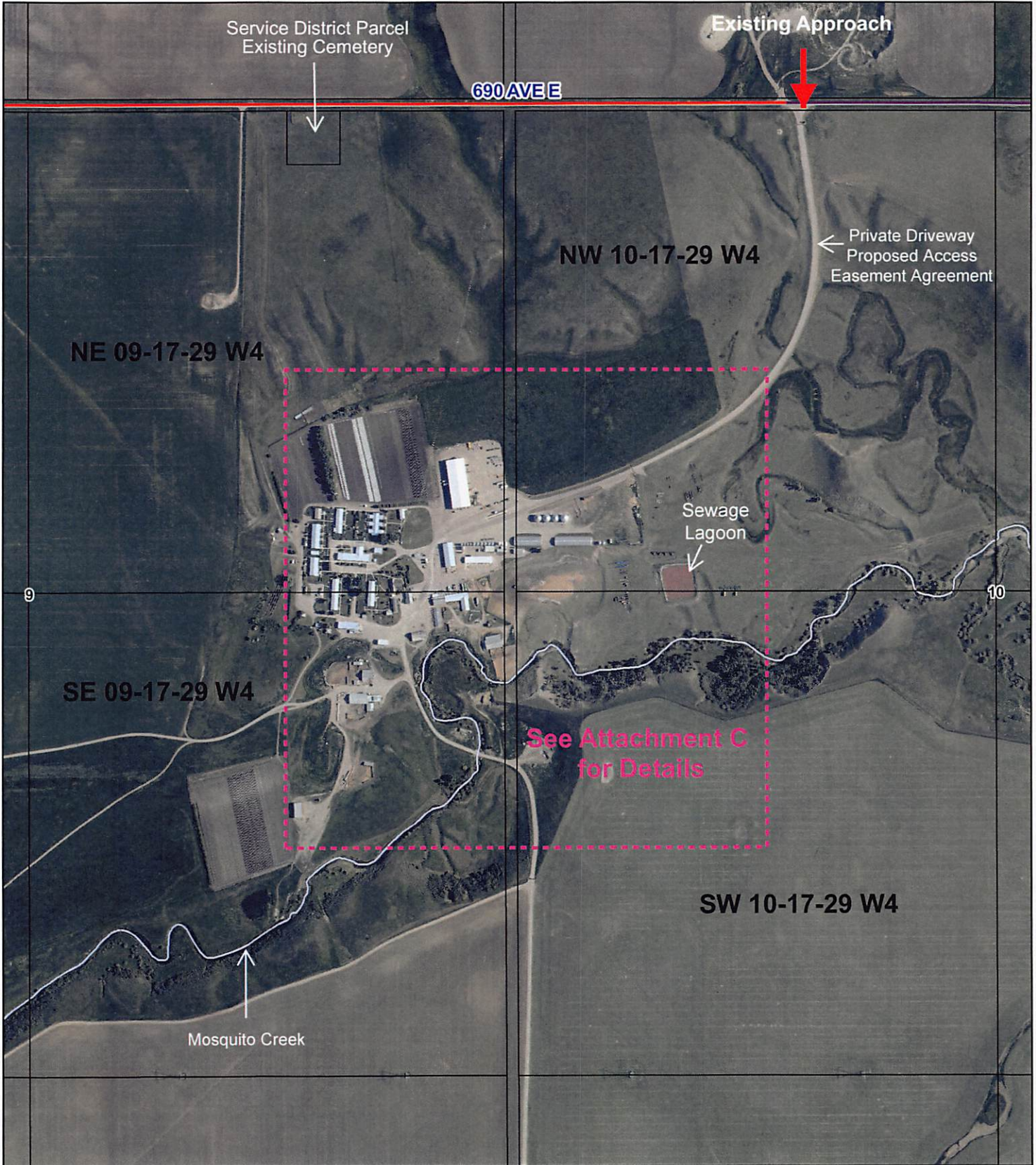
2026-05-08, 9:06:23 a.m.

-  Parcels
- Settlement
-  Hamlet
-  Townships
-  Canada_Hillshade



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

Attachment B Site Plan



Legend
■ Townships
 Parcels

Date Printed: 2026-03-26

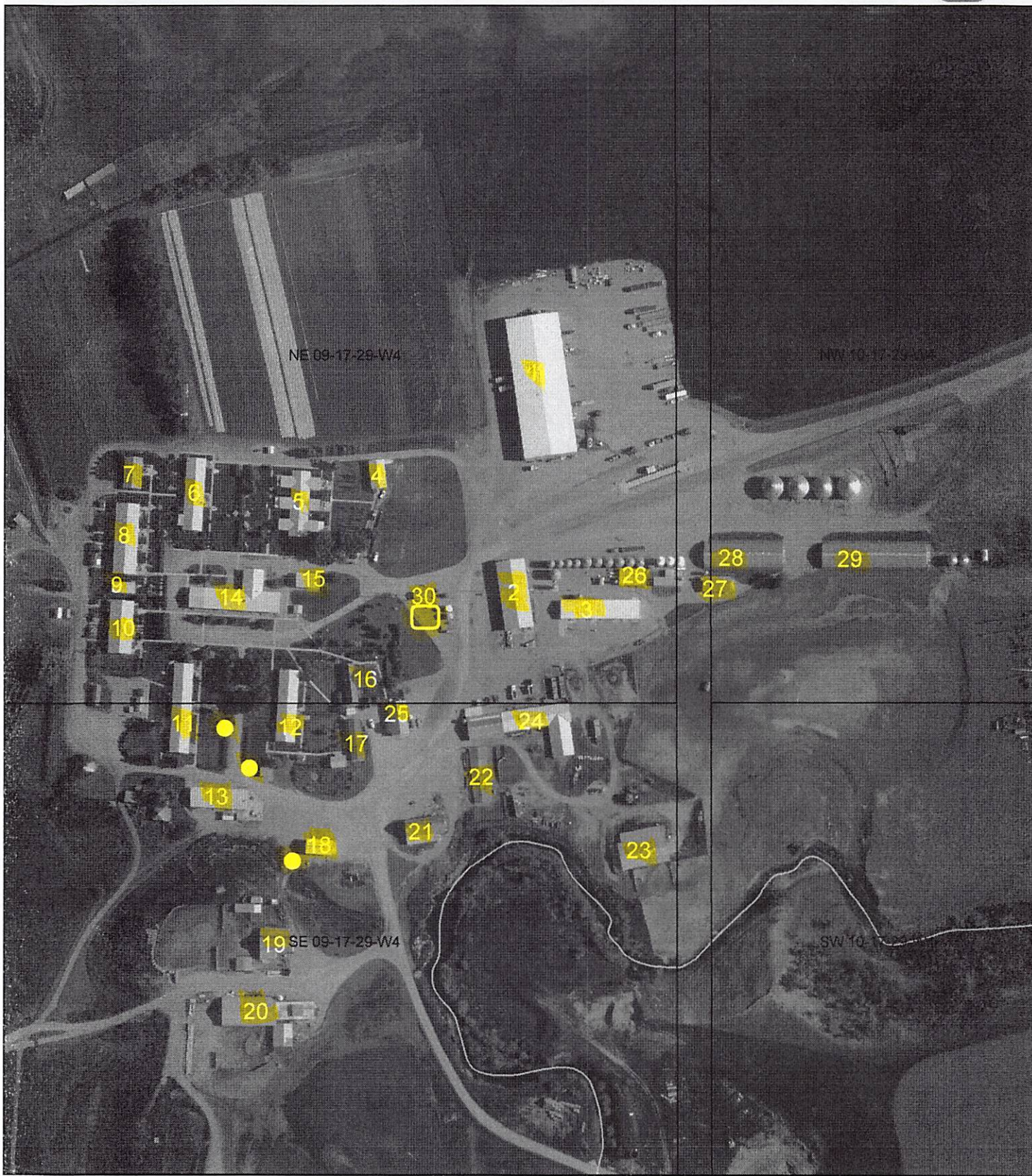
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Attachment C

Map - Close-up for
E 1/2 9-17-29 W4 and
W 1/2 10-17-29 W4



Legend
Townships
Parcels

Date Printed: 2026-02-11

1:3,077

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Map
NW 10-17-29 W4



- Legend
- Townships
 - Parcels

Date Printed: 2026-02-11

1:4,599

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Sheet1

E 1/2 9-17-29-W4 & W1/2 17-29-W4		Approx Size (Ft)
1	Mechanic Shop/ Carpentry	300x100
2	Welding Shop	50x150
3	Layer Barn	80x250
4	School	50x80
5	6 unit dwelling	40x150
6	4 unit dwelling	32x120
7	single dwelling	40x60
8	4 unit dwelling	40x120
9	kindergarten	20x40
10	3 unit dwelling	40x90
11	5 unit dwelling	32x150
12	4 unit dwelling	32x120
13	canning kitchen	40x80
14	kitchen/dining hall/church	200x50
15	Laundry	30x40
16	2 unit dwelling	40x80
17	modular home	18x70
18	Backup Power	30x60
19	Calf Barn	40x50
20	Dairy Barn	40x100
21	Barn	40x50
22	sheep Barn	30x60
23	sheep Barn	50x70
24	sheep Barn	40x90
25	Storage	40x60
26	Broiler Barn	30x50
27	Chicken Barn	30x40
28	Quonset (Storage)	30x70
29	Quonset (Storage)	30x90
Dot	Water Well	
Square	Lift Station	

NW-10-17-29-W4 Square

Septic Field