



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 shall accompany this application.

Date Received: Apr 20/26 Receipt No. 457441

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

1. Cherie and Art Andrews
Name of Registered Owner (please print)

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

_____ 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. 14 Twp. 20 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 allowing for additional recreational limited uses as follows: 1. Public Market including Plaza Food Service Accessory;

2. Manufacturing; Light and J. Commercial Storage-Equipment

Size of existing parcel(s): 7.4 acres Size of proposed parcel(s): _____

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

See Attached SEE ATTACHED DOCUMENT

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 22 APR 2026

Signed: _____

Landowner Information

Phone No. _____

Address: _____

Agent Information

Phone No. _____

Address: _____

I consent to receive documents by email: ☒ Yes ☐ No

Email Address: cherie@ch.nooktonay.com

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.

22 APR 2026

Date

Signature of Owner

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.

Application for Amendment to Land Use Bylaw

Registered Owners: Cherie and Art Andrews

Legal Land Description: NE ¼ Sec 14 Twp 20 Range 1 W 5th meridian

Amend Land Use Bylaw by allowing for additional discretionary/permitted uses as follows:

1. Public Market (including Patio, Food Service -Accessory)
2. Manufacturing- Light
3. Commercial Storage- Equipment

The reasons for the amendment are as follows:

This parcel is currently designated as **Agriculture** and we intend that it remain as such. However, the following Site Specific Amendments are requested since they are not presently covered under Agriculture Permitted or Discretionary Uses.

Background

From 2004 to 2023 the owners operated Chinook Honey Company from this parcel as a Home Based Business. The business grew steadily and prior to closure of their retail and ag-tourism sector, had extensive visitation from local customers and tourists alike. They also operated a small apiary and manufactured honey based products including jams, jellies, sauces and honey wine (mead). They held a few annual Special Events to attract tourists, fundraise for Foothills Hospice and to promote their honey, mead and other Alberta farm products.

Future Plans

The owners are now semi- retired, retailing their remaining products with wholesale and on-line sales. They have multiple accessory buildings (see attached Real Property Report) which were used in their Home Based business that they now wish to lease to appropriate tenants. Their intention is select tenants who will operate similarly to the business they once had. Ones that will use, assist or promote Alberta agricultural products. Two such tenants are currently interested in leasing the main accessory building (Detail A on RPR).(see attached floor plan A). Each will be leasing approximately ½ of the building and Development Permits for those will follow. Efforts to bring this building into Commercial compliance are underway.

A separate building (Detail D on RPR) (see floor plan D), used in the past to store beekeeping equipment and for honey extraction, is planned as a potential equipment storage building for lease. It could also be leased by the other tenants for equipment storage.

Present Infrastructure

Water

Water for all structures (where applicable) is supplied by a well, and is augmented by a cistern of 1000 Imp G.. Water is maintained to Alberta Health Services standards with the use of a UV filter.

Gas and Electric Power

Utilities are supplied to both building A and B.

Sewage

Building A is served by a dedicated septic tank. Building B does not produce sewage.

Access

The parcel is accessed using 16th St W which is hard surfaced. Commercial access to the accessory building A is provided by a 30 ft. driveway capable of two way traffic, graded and sloped. It is surfaced with compacted gravel. Culvert at the property line is 24" diameter corrugated steel pipe.

Parking

Asphalt and gravel parking facilities are available directly in front of Building A. There are a total of 15 stalls including 2 wheelchair stalls available, with additional over flow parking available in fields adjacent to the driveway which can hold an unlimited number of vehicles.

Loading & Deliveries

Each tenant has a dedicated delivery bay.

Abandoned Oil/Gas Wells

There are no abandoned oil or gas wells on the parcel.

Application for Amendment to Land Use Bylaw

Registered Owners: Cherie and Art Andrews

Legal Land Description: NE ¼ Sec 14 Twp 20 Range 1 W 5th meridian

Amend Land Use Bylaw by allowing for additional permitted uses as follows:

1. Public Market (including Patio, Food Service -Accessory)
2. Manufacturing- Light
- ~~3. Commercial Storage Equipment~~

The reasons for the amendment are as follows:

This parcel is currently designated as **Agriculture** and we intend that it remain as such. However, the [above Site Specific Amendments](#) are requested since they are not presently covered under Agriculture Permitted or Discretionary Uses.

Background

From 2004 to 2023 the owners operated Chinook Honey Company from this parcel as a Home Based Business. The business grew steadily and prior to closure of their retail and ag-tourism sector, had extensive visitation from local customers and tourists alike. They also operated a small apiary and manufactured honey based products including jams, jellies, sauces and honey wine (mead). They held a few annual Special Events to attract tourists, fundraise for Foothills Hospice and to promote their honey, mead and other Alberta farm products.

Future Plans

The owners are now semi- retired, retailing their remaining products with wholesale and on-line sales. They have multiple accessory buildings (see attached Real Property Report (RPR)) which were used in their Home Based business and [they now wish to lease Building A \(the prior store and manufacturing building\) to appropriate tenants](#). Their intention is select tenants who will operate similarly to the business they once had- ones that will use, assist or promote Alberta agricultural products. Two such tenants are currently interested in leasing the main accessory building (Detail A on RPR).(see attached floor plan A). Each will be leasing approximately ½ of the building and Development Permits for those will follow. Efforts to bring this building into Commercial compliance are underway, [with guidance from a professional Code Review and the Foothills County Building & Safety Codes Manager](#).



Present Infrastructure

Water

Water for all structures (where applicable) is supplied by a well and is augmented by a cistern of 1000 Imp G (4546 L). We are in the process of getting a water license through the DRAS process with Alberta Environment. Water is maintained to Alberta Health Services standards with the use of a UV filter. It is anticipated that the existing well will continue to provide more than enough water for the planned uses which are similar or less than those of the past decade, however if there is an emergency requirement for commercially provided water, it would be less than 5000 L. per delivery and would travel via Hwy 7 and 16th St. W.

Gas and Electric Power

Utilities are supplied to building A. ~~and B.~~

Sewage

Building A is served by a dedicated septic tank and drain field. ~~Building B does not produce sewage.~~

Garbage Handling

Garbage will be stored in a commercial bin, screened with a fence, and collected as volume dictates.

Access

The parcel is accessed using 16th St W which is hard surfaced. Commercial access to the accessory building A is provided by a 30 ft. driveway capable of two way traffic, graded and sloped. It is surfaced with compacted gravel. Culvert at the property line is 24" diameter corrugated steel pipe.

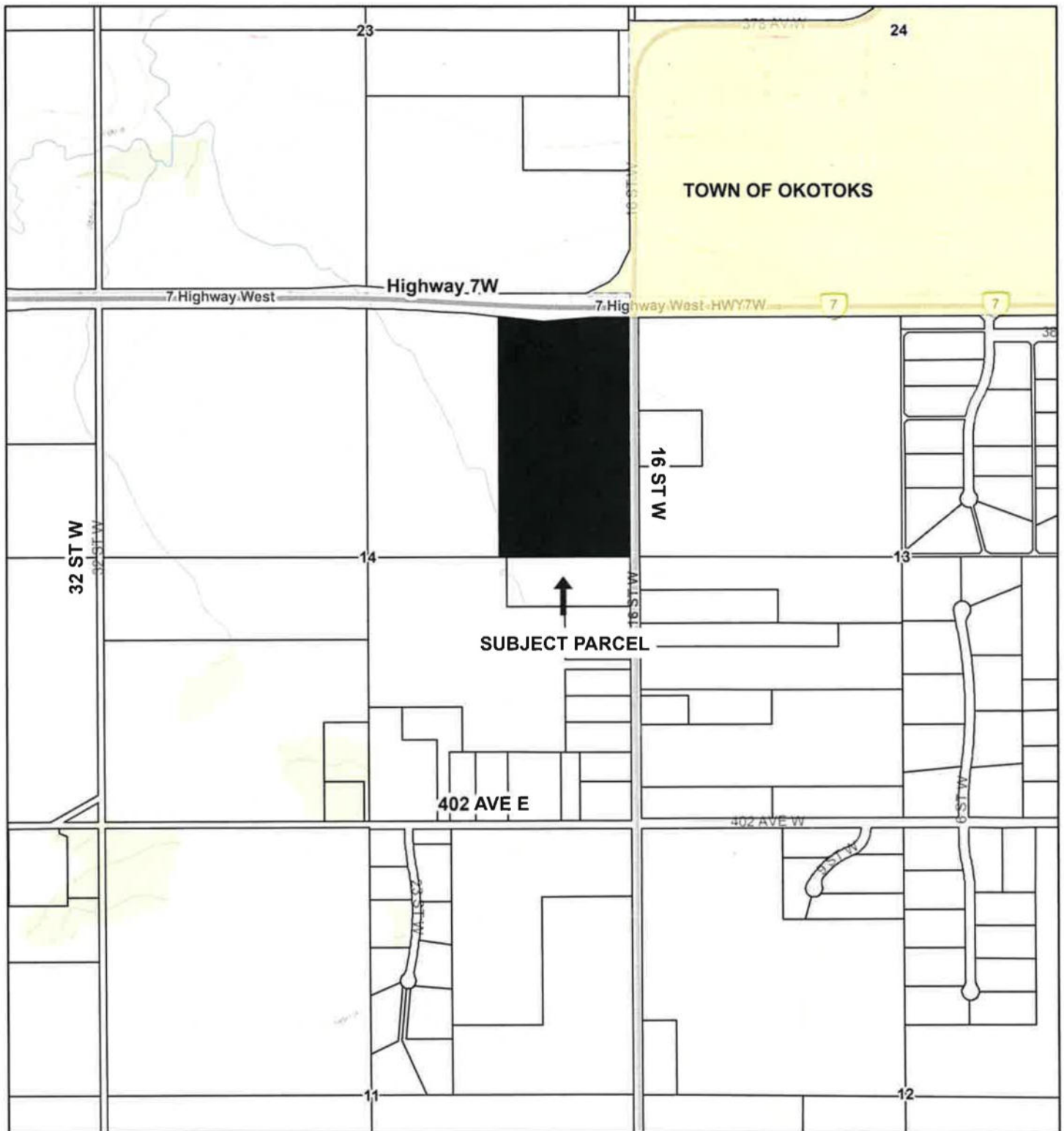
Parking & Traffic

Asphalt and gravel parking facilities are available directly in front of Building A. There are a total of 12 stalls including 2 wheelchair stalls. Each of the 2 tenants will have their own loading area with overhead door. Additionally, overflow parking is available in an adjacent gravel lot as well as in fields next to the driveway which can hold an unlimited number of vehicles. (See attached diagram)
Vehicle traffic for Tenant 1 (light manufacturing) is expected to be 1-2 employee vehicles per day. There may be 1 van type deliveries per week, and at most 1 semi truck vehicles per 6 months.
Vehicle traffic for Tenant 2 (public market) is expected to be (customers) approximately 15 per day with increases during seasonal Festival activities. Deliveries with van type vehicles would be 1 day at most.

Abandoned Oil/Gas Wells

There are no abandoned oil or gas wells on the parcel. (See attached form)

Location Map NE 14-20-01 W5M



2026-04-29, 2:39:51 p.m.

Parcels

Settlement

Town

Townships

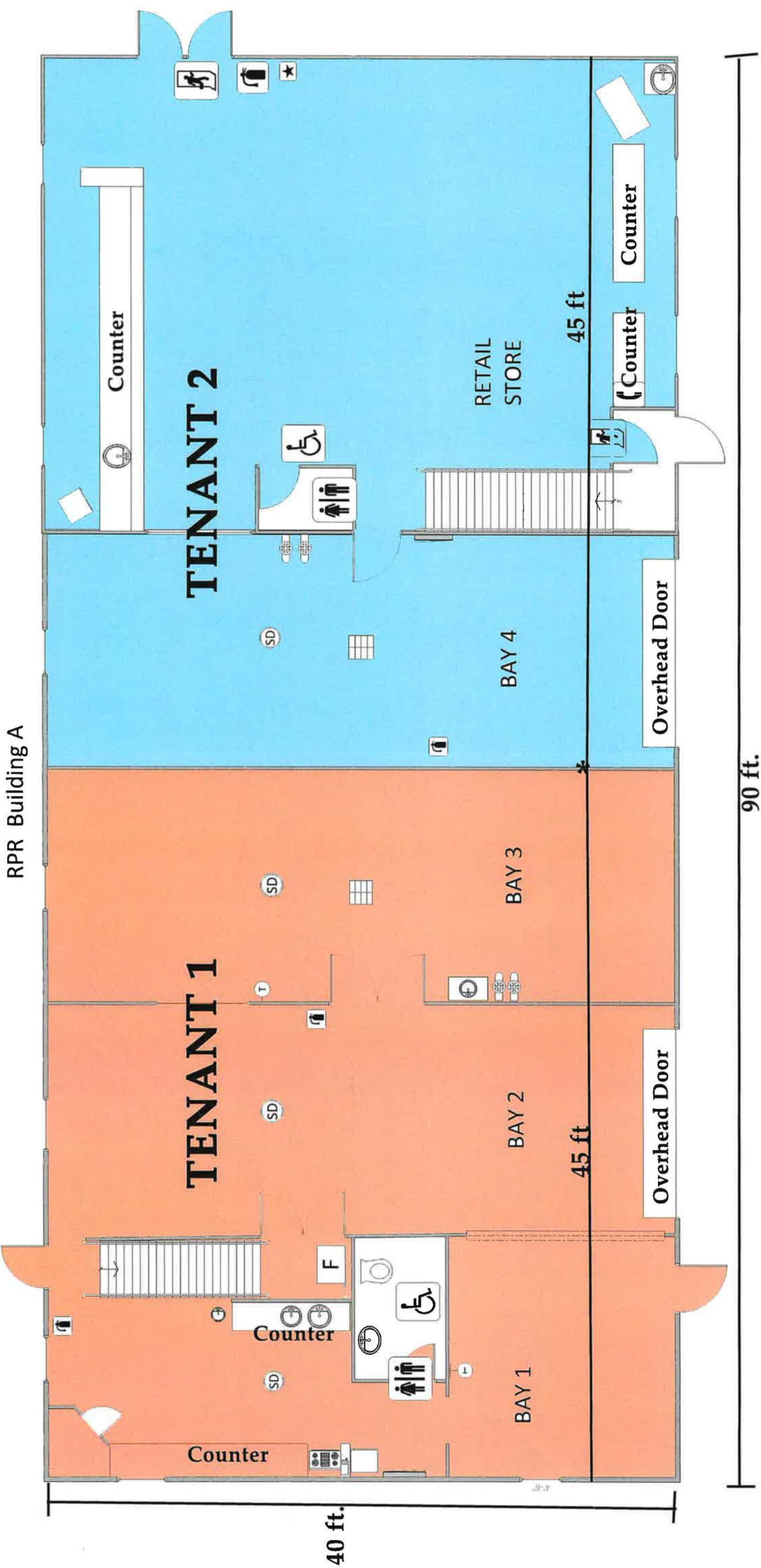
Canada_Hillshade



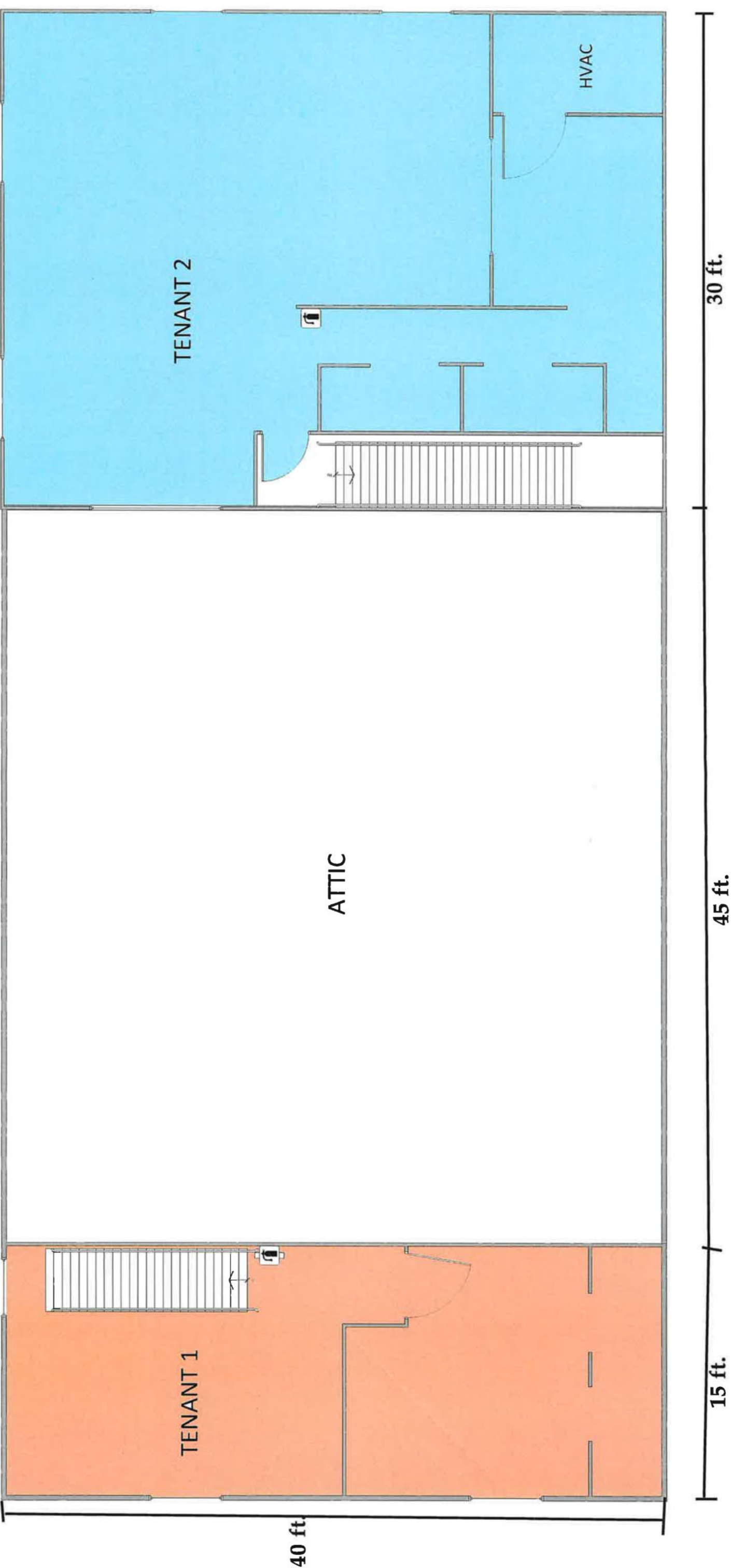
1:26,558
0 0.13 0.25 0.5 mi
0 0.23 0.45 0.9 km

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

Chinook Honey Company
Facility Map 2026
RPR Building A



Chinook Honey Company
Facility Map – Mezzanine Level 2026
Real Property Report Building A



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

MUNICIPAL ADDRESS:

LEGAL DESCRIPTION:

LOT: SEE LOT DESCRIPTION

CLIENT: ANDREWS

DATE OF SURVEY: JANUARY 19, 2023

LEGEND:

- Found Iron Post shown thus
- Found Concrete Nail shown thus
- Found Iron Bar shown thus
- Found Spike shown thus
- Delta shown thus
- Fences shown thus
- Drill Hole shown thus
- Break in line shown thus
- Eaves are dimensioned to the fascia line and shown thus:
- Subject property is outlined thus:

All dimensions are in metres and decimals thereof. Unless otherwise specified, the dimensions shown relate to distances from property boundaries to extent of the foundation walls only at the time of survey. Fences are within 1.0 metres of property line unless otherwise noted. Interior fences may or may not be shown of this report.

PURPOSE:

This Report and attached plan have been prepared for the benefit of the Property owner, subsequent owners, and any of their agents, for the purpose(s) of (real estate transaction). Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements and utility rights-of-way affecting the extent of the Property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this Report. The attached plan should not be used to establish boundaries (e.g., for fencing) because of the risk of misinterpretation or measurement error by the user. The information shown on this Report reflects the status of this Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the Property will not be reflected on the Report.

NOTE:

Title information is based on title search dated JANUARY 17, 2023; C. of T. 981 372 867 and is subject to:

- 011 267 019 - MORTGAGE
- 071 270 883 - AMENDING AGREEMENT
- 141 007 693 - UTILITY RIGHT OF WAY
- 191 142 123 - AMENDING AGREEMENT

CERTIFICATION:

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
- the improvements are entirely within the boundaries of the Property

- no visible encroachments exist on the Property from any improvements situated on an adjoining property

- no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property

Dated at Calgary, Alberta this 31 day of JANUARY 2023.

Stephan Hao, A.L.S.

(Copyright reserved) This Document is not valid unless it bears the original signature or digital signature of an Alberta Land Surveyor and a New Maple Geomatics Inc. permit stamp.

SCALE = 1:5000

0 25 75 125 250m

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NEW MAPLE GEOMATICS INC.

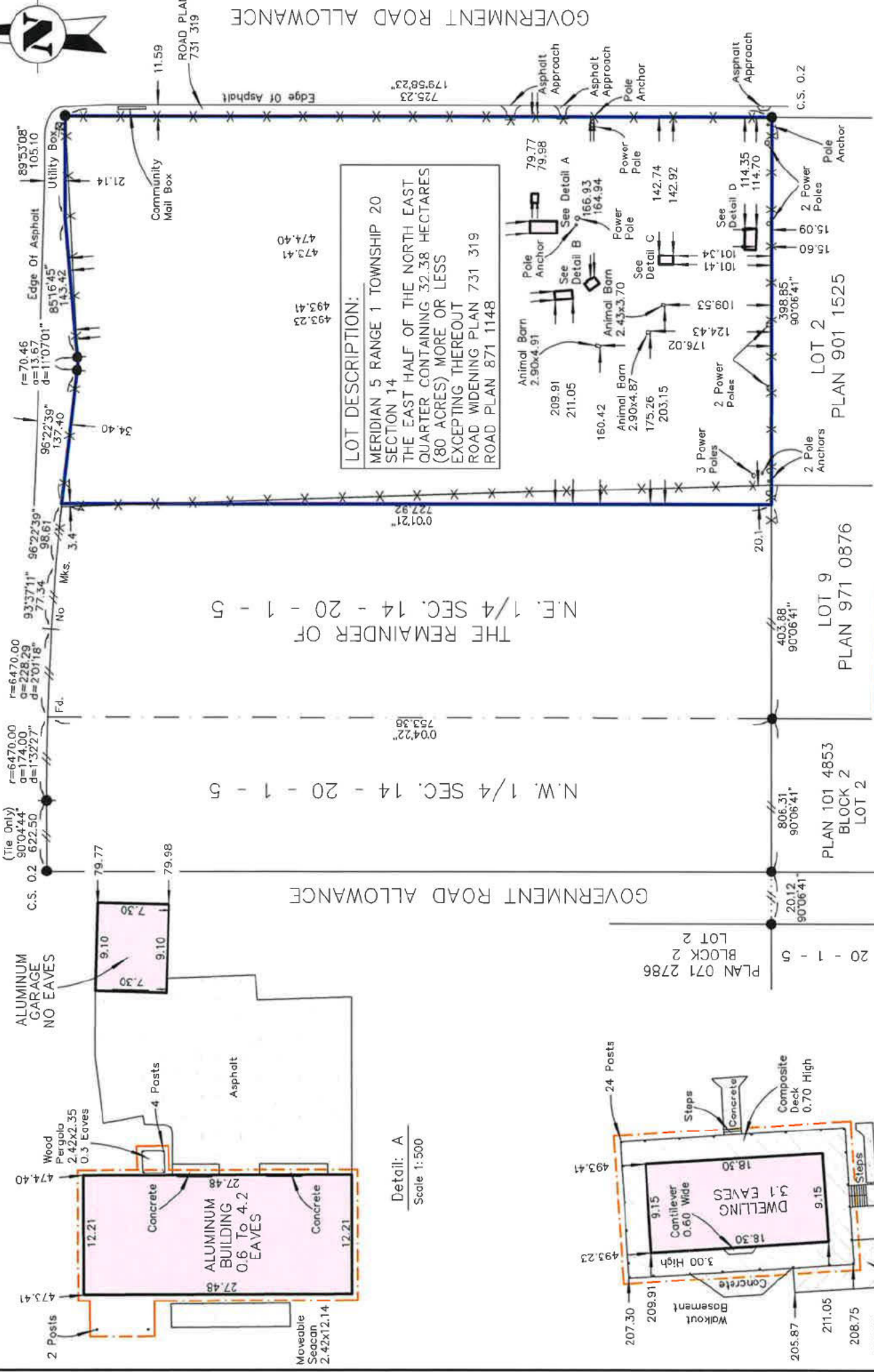
TEL: (587) 232-9708
info@newmaplegeomatics.com

DRAWN BY: N.R.

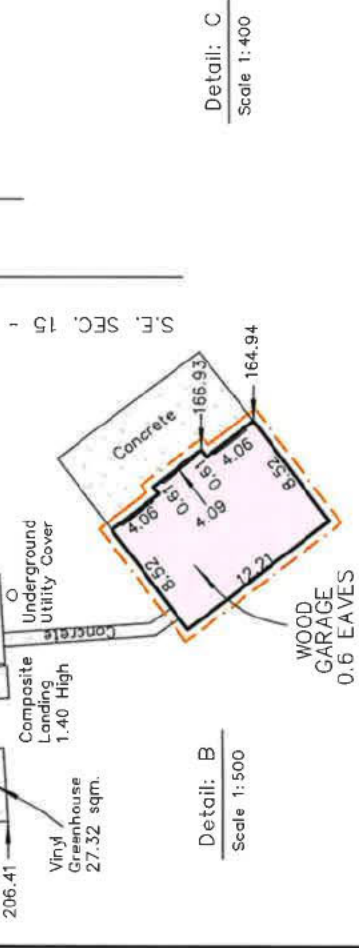
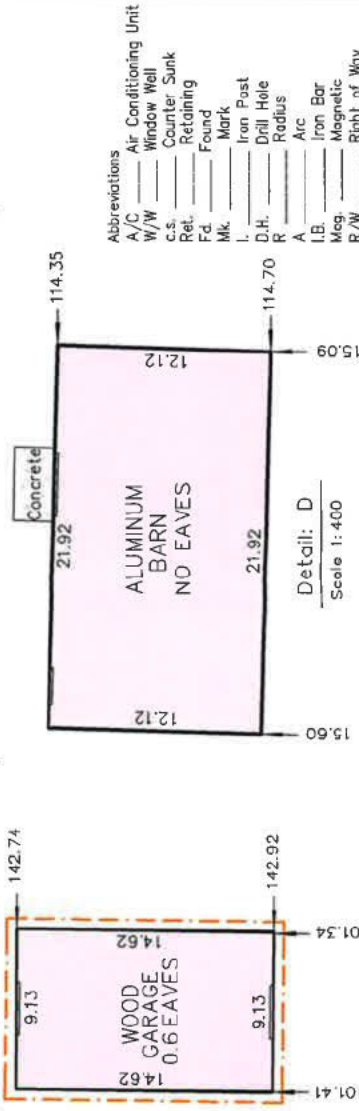
FIELD: A.A.

FILE NO: 2023-0021

ROAD PLAN 871 1148

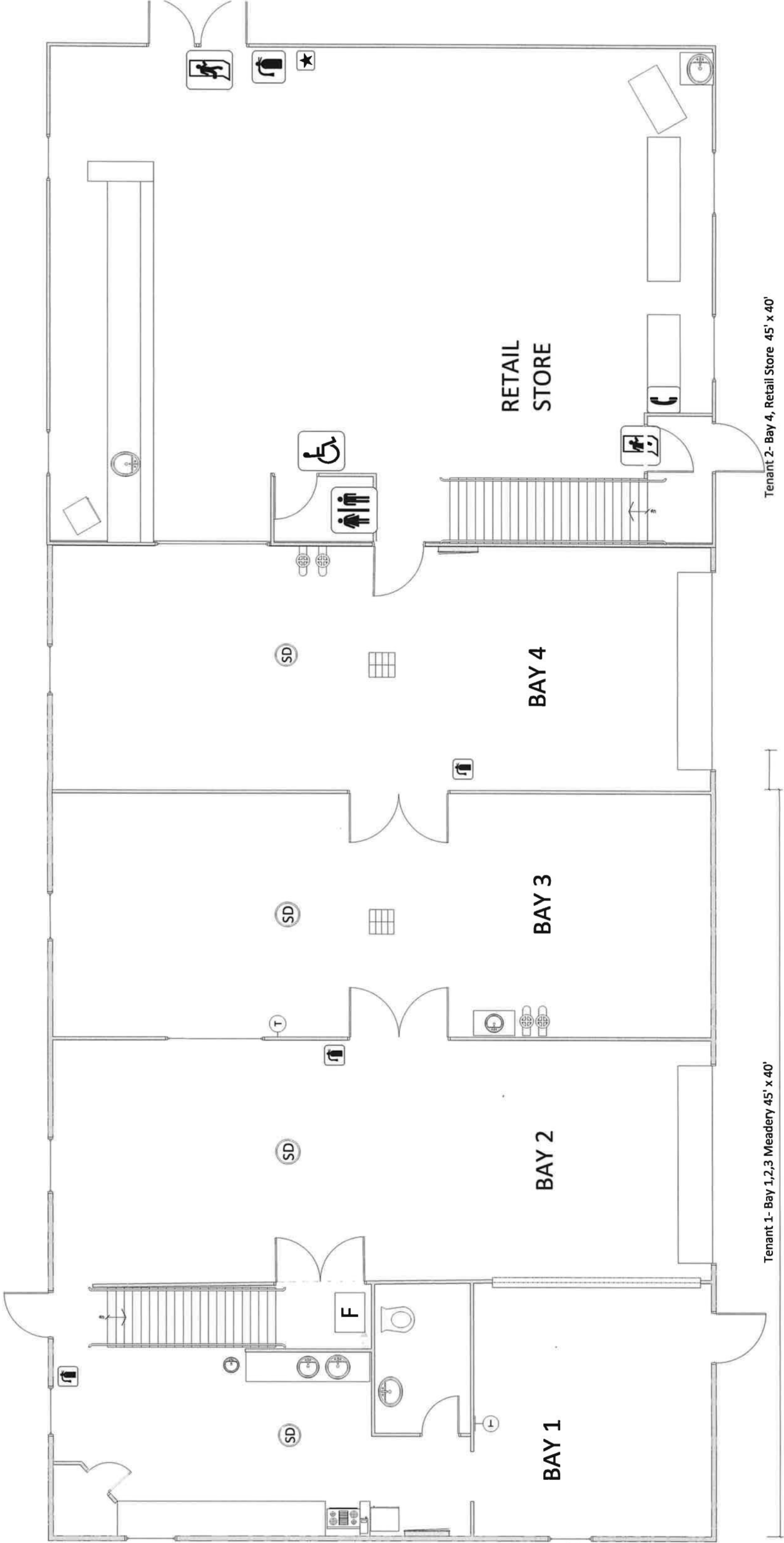


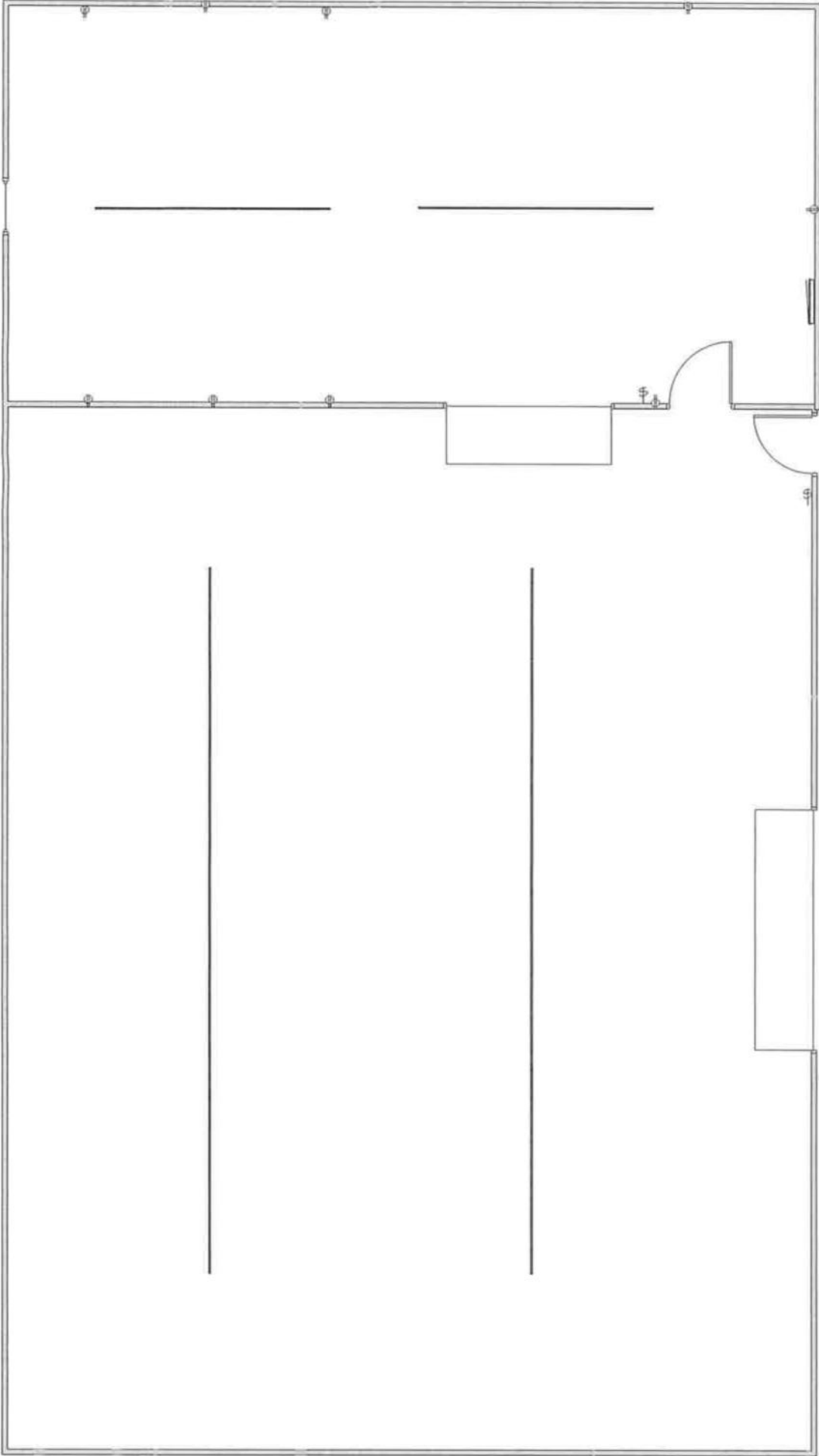
LOT DESCRIPTION:
MERIDIAN 5 RANGE 1 TOWNSHIP 20
SECTION 14
THE EAST HALF OF THE NORTH EAST
QUARTER CONTAINING 32.38 HECTARES
(80 ACRES) MORE OR LESS
EXCEPTING THEREOUT
ROAD WIDENING PLAN 731 319
ROAD PLAN 871 1148



Abbreviations

A/C	Air Conditioning Unit
W/W	Window Well
C.S.	Counter Sunk
Ret.	Retaining
Fd.	Found
Mk.	Mark
I.	Iron Post
D.H.	Drill Hole
R.	Radius
A.	Arc
LB.	Iron Bar
Meg.	Magnetic
R/W	Right of Way





2020 Shed Addition
20' x 40' insulated
Scale 1 sq = 2 ft.

