



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 24/26 Receipt No. 457474

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Verne Thorarinson of V. Thorarinson Construction Ltd.

Name of Registered Owner (please print)

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

Jeff Badke and/or Badke Consulting Ltd. 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. 32 twp. 22 range 2 west of 5 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 061 320 897

TO: (Choose One)

☒ Redesignate from Agricultural District to Country Residential with Agricultural remainder

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) 54.783-ha (133.89-ac) Size of proposed parcel(s) Proposed: 1.42-ha (3.50-ac)
Remainder: 52.763-ha (130.38-ac)

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

As per Land Use Bylaw 12.1.6.1 and 12.1.6.2 (a) (ii), the land use bylaw must be amended to allow for the future subdivision of the proposed lot.

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 April 08, 2026

Signed [Signature]

Landowner Information

Phone No. [Redacted]

Address: [Redacted]

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

Email Address: [Redacted]

Agent Information

Phone No. 403 - 982 - 7773

Address: Box 238, Okotoks, Alberta, T1S1A5

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

Email Address: jeff@badkeconsulting.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.

March 02, 2026

Date

[Signature]
Signature of ~~Owner~~ Agent

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.

Civil Engineering · Planning · Surveying

April 8, 2026

Foothills County

P.O. Box 5695

High River, Alberta

T1V 1M7

Attention: Samatha Payne, Application Coordinator

Re: **V. Thorarinson Construction Ltd. – Proposed 1 Lot Subdivision**

NE ¼ 32 – 22 – 2 – W5M

The attached application is being made on behalf of **V. Thorarinson Construction Ltd.**, owner of the subject lands which are 54.783-hectares (133.89-acres) more or less in area.

The purpose of the application is to redesignate a portion of the subject lands from Agricultural District (A) to Country Residential District (CR) in order to allow for the future subdivision of a new CR parcel surrounding the existing building site. At this time, the existing residence is being rented; it is the intension of the landowner to sell the new parcel and residence to the current tenant.

- The new CR parcel is proposed at 1.42-hectares (3.50-acres) more or less
- The 52.72-hectares (130.28-acres) remainder of the subject lands is to remain Agricultural District.
- The attached plans show the location and size of the existing and proposed parcels.

As supportive information, we are enclosing the following:

1. Application form for Land Use Bylaw Amendment,
 - a. Please note that the landowner will mail a cheque to the Foothills County office for the \$1,600 application fee; that is \$1,500 per new lot and \$100 filing fee,
2. An area context plan, aerial photography plan, and lot plan identifying the proposed and remaining parcels,
3. Current Land Title,
4. Letter of Agency,
5. Abandoned well site form and map.

Additional background information regarding this application is included in the following letter report.

PROPOSED 1-LOT SUBDIVISION

The proposed subdivision is described as follows:

Location of Subject Lands

The Subject Lands, on which the Agricultural District subdivision is proposed, is located within Division 4 in the northwesterly region of Foothills County. These lands are located south and west of the boundaries of the Tsuu T'ina Nation Reserve No. 145, and the City of Calgary respectively.

Legal Description

The Subject Lands are legally described as

THE NORTHEAST QUARTER OF SECTION THIRTYTWO (32)
TOWNSHIP TWENTYTWO (22)
RANGE TWO (2)
WEST OF THE FIFTH MERIDIAN
CONTAINING 64.3 HECTARES (158.78 ACRES) MORE OR LESS
EXCEPTING THEREOUT SUBDIVISION PLAN 0611854 10.117 HECTARES (25.00 ACRES)
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE
SAME

These lands are identified on the attached plans and stand in the name of V. Thorarinson Construction Ltd.

Zoning

The Subject Lands are now designated as Agricultural District (A), and we are proposing to redesignate a portion of the lands to permit the future subdivision of a new 3.50-acre parcel that would include the existing building site. The rest of the land is to remain zoned as Agricultural District.

Area Description

The Subject Lands reside within a region of Foothills County that blends agriculture and country residential uses. The surrounding topography is gently undulating with regions of moderate relief. The lands border the south boundary of the Tsuu T'ina Nation Reserve No. 145 and are located approximately 1.6km immediately west of the City of Calgary's west boundary.

Description of the Subject Lands

The Subject Lands feature generally well-drained topography, with gradient directing surface drainage generally in an easterly north-easterly direction. This flow culminates in a lower elevation area located in the northeast corner of the existing parcel, where drainage ultimately discharges into the Fish Creek River.

A 10.12-hectare (25.00-acre) parcel was previously subdivided from the parent quarter section, situated in the northeast corner of the property. An established building site, consisting of a residence and shed, is located in the southeast corner of the Subject Lands and serves as the focal point of the proposed subdivision.

Tree stands are present in the quarter's northwestern corner, along its eastern boundary, and surrounding the existing building site. The remainder of the quarter section is cultivated and primarily used as hay land.

A review of the Alberta Soil Information Viewer indicates that the lands have an Alberta Land Suitability Rating System (LSRS) classification for agriculture of Class 3H(6) – 3HM(2) – 5W(2). These ratings reflect moderate limitations related to climate, moisture, and drainage characteristics.

Proposed Subdivision

The proposed 1.42-hectare (3.50-acre) Country Residential parcel, situated in the southeast corner of the subject property, incorporates the existing building site. Infrastructure within this parcel includes a well located immediately southwest of the residence and a septic field positioned near the southwest corner of the proposed area. Additionally, a shallow topographical depression, which is generally unsuitable for agricultural use, is entirely contained within the northwestern portion of the parcel.

Access

Regional access to the proposed parcel via Highway 22x and 160th Street West, which is a graveled municipal road. Located approximately 2.4km north of Highway 22x, an existing approach and gravel driveway provides access to the building site within the proposed parcel, as depicted in the accompanying drawings. Future access to the remainder portion of the subject lands will be achieved by constructing a new approach located 100 meters north of the existing one. Sight line analysis confirms that both the current and proposed approaches offer sufficient visibility in both directions.

Water and Sewage

The existing residence is serviced by an existing water well and private sewage disposal system. No changes to these systems are proposed at this time.

Closure

We trust we have provided sufficient information for Council's approval of this application. The proposed parcel's shape and size have been carefully considered to minimize the effect on productive agricultural land, ensuring that the functional majority of the quarter section remains available for cultivation and hay production. Furthermore, approval of this application will allow the existing tenants to achieve their aspiration of owning the home, providing stability and continuity for those residing on the property. Please feel free to contact us if you require any additional information.

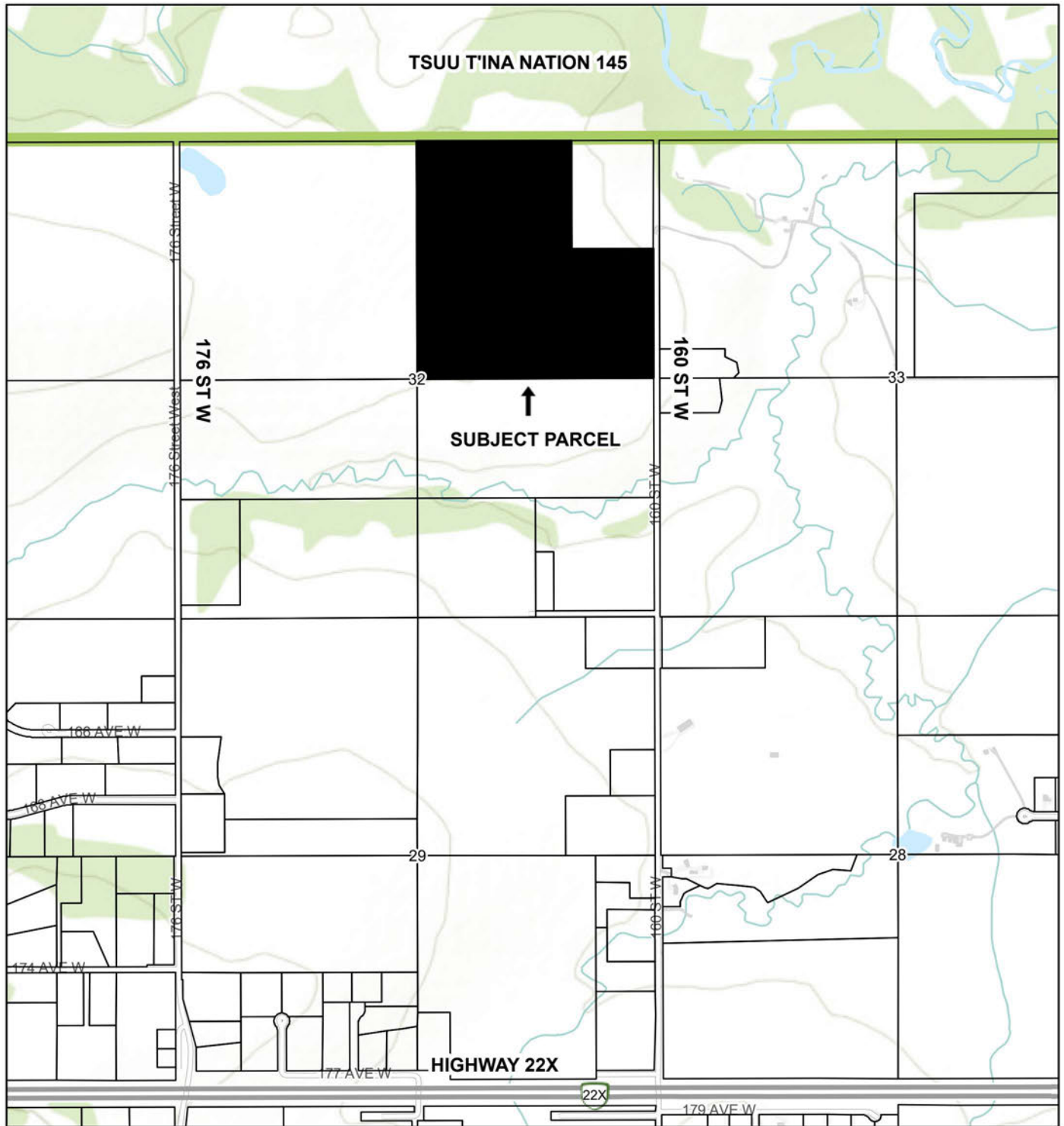
Sincerely,

Badke Consulting Ltd.



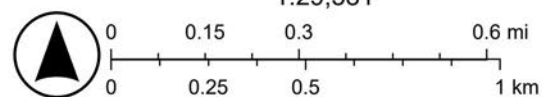
Jeff Badke, Principal Consultant

Location Map Ptn. NE 32-22-02 W5M



2026-08-07, 12:09:29 p.m.

- Parcels
- Townships
- Canada_Hillshade



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



22-2-5

SUBJECT LANDS
NE 32 - 22 - 2 - W5M

PIPELINE RW 249DU

NE 32 22-2-5
REMAINDER
130.28 Acres +/-
(52.72 Hectares +/-)

061 1854

PROPOSED
SUBVISION

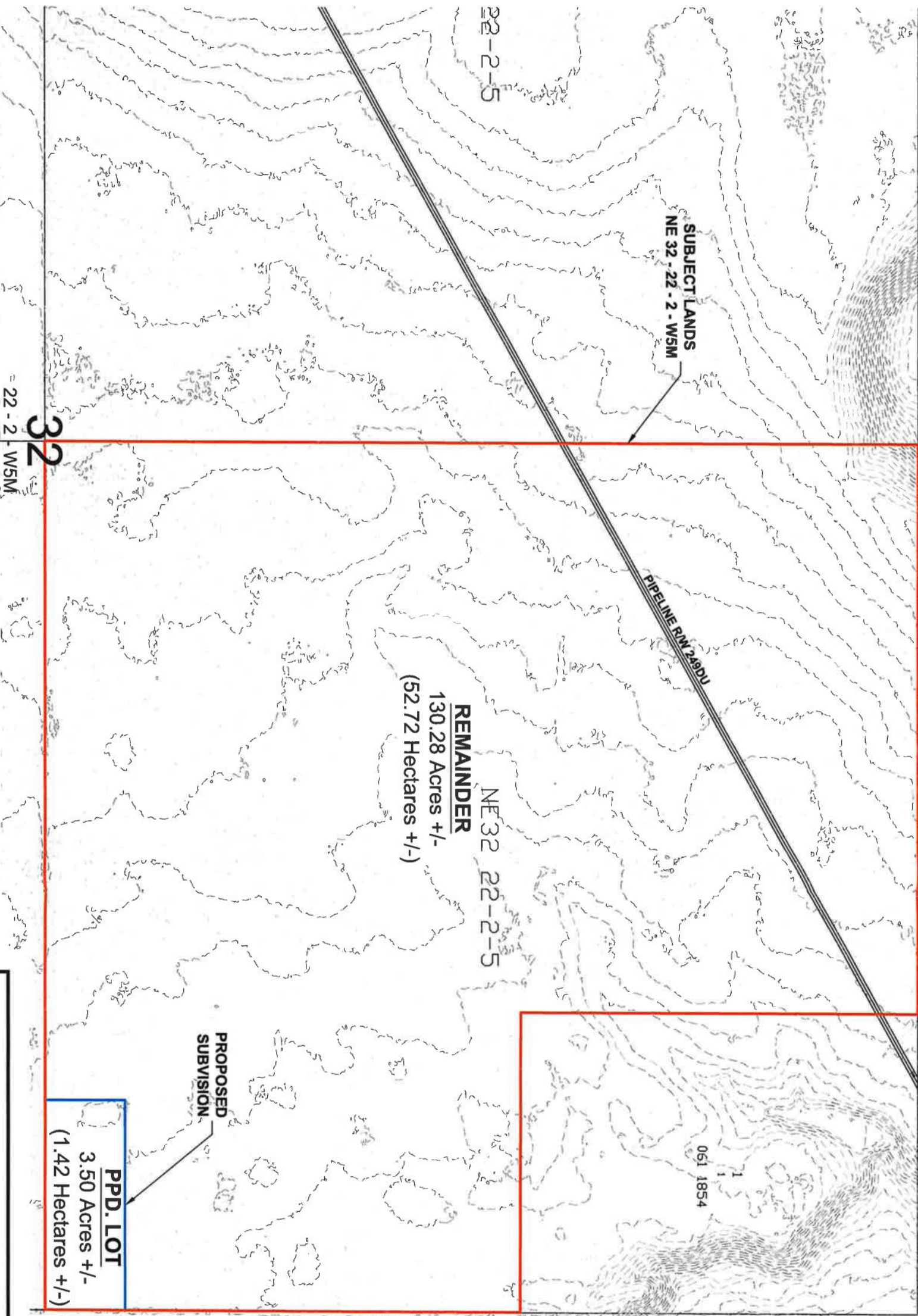
PPD.LOT
3.50 Acres +/-
(1.42 Hectares +/-)

160 STREET W.

NW 33-22-2-W5M

NW 33

1
091 4988



= 22 - 2 - W5M

32

FOOTHILLS
COUNTY

HORIZONTAL SCALE: 1:4000



V. THORARINSON CONSTRUCTION LTD.
PROPOSED SUBDIVISION

NE 1/4 32 - 22 - 2 W5M

SUBJECT - CONTOUR PLAN



DRAWN: BJB
CHK'D: JDB
FILE #: 1731.26

DATE: MARCH 2026
DWG. 3
REV. 0