



# Subdivision Application

**Foothills County**

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

**www.foothillscountyab.ca**

***This form is to be completed in full wherever applicable by the registered owners of the land that is the subject of the application or by a person authorized to act on the registered owner's behalf.***

**FOR OFFICIAL USE ONLY**

Date of Receipt: Apr. 13/26 Date Deemed Complete: Apr. 13/26 Roll #: 2001062520  
Fees Submitted: \$4,100 - Receipt No.: 22463653 File No.: \_\_\_\_\_

**1. NAME OF REGISTERED OWNERS OF LAND TO BE SUBDIVIDED:**

Nuno Canario and Cherie Canario

Address 418 [REDACTED] Postal Code [REDACTED]

Home Phone \_\_\_\_\_ Business Phone [REDACTED]

I consent to receive documents by email: ☒ Yes ☐ No Email Address: [REDACTED]

**2. NAME OF AUTHORIZED PERSON ACTING ON BEHALF OF REGISTERED OWNER(S) (IF ANY):**

Kristi Beunder RPP, MCIP - Township Planning + Design Inc.

Address 110 - 259 Midpark Way SE Calgary, AB Postal Code T2X 1M2

Home Phone \_\_\_\_\_ Business Phone 4038808921

I consent to receive documents by email: ☒ Yes ☐ No Email Address: Kristi@twplanning.com

I (We) \_\_\_\_\_ hereby authorize \_\_\_\_\_  
to act on my (our) behalf on matters pertaining to this application for subdivision.

*\*please refer to the agency agreement\**

Signature of Landowner(s) \_\_\_\_\_ Date \_\_\_\_\_ Signature of Landowner(s) \_\_\_\_\_ Date \_\_\_\_\_

**3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED:**

All/part of the SW 1/4 Sec. 6 Twp. 20 Range 1 West of 5 Meridian.

Being all/parts of Lot \_\_\_\_\_ Block \_\_\_\_\_ Reg. Plan No. \_\_\_\_\_ C.O.T. No. 131 173 022

Total area of the above parcel of land to be subdivided 8.09 hectares (20.0 acres).

Municipal Address (if applicable) \_\_\_\_\_

**4. LOCATION OF LAND TO BE SUBDIVIDED:**

a. The land is situated in Foothills County.

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒

If Yes, the adjoining municipality is \_\_\_\_\_

c. Is the land situated within 1.6 kilometres (1 mile) of the centre line of a Highway right of way?

Yes ☐ No ☒ If Yes, the Highway is No. \_\_\_\_\_

d. Does the proposed parcel contain or is adjacent to a river, stream, lake or other body of water, or by a drainage ditch or canal? Yes ☐ No ☒ If Yes, state its name \_\_\_\_\_

e. Is the land within 1.5 kilometres (0.93 miles) of a sour gas facility? Yes ☐ No ☒

f. Are there any oil or gas wells or pipelines on or within 100 metres of the land? Yes ☐ No ☒

**5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED:**

a. Describe existing use of the land as classified under a land use bylaw Country Residential - Dwelling

b. Describe proposed use of the land as classified under a land use bylaw Country Residential - Dwelling

c. Number of new parcels being created 2

d. Size of parcels being created One (1) +/- 4.67 Acre Parcel and one (1) +/- 5.72 Acre Parcel

**6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED:**

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed and sloping upwards when facing East.
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mix of shrubs and trees.
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) mixed soil type.

**7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED:**

Describe any building, historical or otherwise and any structures on the land and whether they are to be demolished or moved:

The property currently contains an existing primary dwelling , a secondary suite , a garage , a greenhouse , a sea can , and two sheds, all of which will be retained. There is also an existing pole barn, a bus shelter and an existing hay shed on the property, both of which are to be removed.

**8. WATER AND SEWER SERVICES**

**\*Relaxation of setbacks DP to be submitted for secondary suite.**

If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal: The new lots will be served by individual water well and septic systems.

**9. REGISTERED OWNER(S) OR PERSON ACTING ON HIS /HER BEHALF:**

I/We, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. hereby certify that

- ☐ I/We are the registered owner(s), or
- ☒ I/We are authorized to act on behalf of the registered owner(s)

and that the information given on this form is full and complete and is, to the best of my/our knowledge, a true statement of the facts relating to this application for subdivision.

Address 110 - 259 Midpark Way SE Calgary, AB, T2X 1M2

Signed \_\_\_\_\_

Date: 3/27/26

Phone No. 4038808921

**RIGHT OF ENTRY**

I/We, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. hereby authorize

Foothills County to enter my/our land for the purpose of conducting a site inspection in connection with my/our application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.

\_\_\_\_\_  
Signature of Registered Owner(s) Agent

**THIS SECTION FOR OFFICIAL USE**

Decision REFUSED

The reasons for refusal or conditions of approval are attached.

Date July 22, 2026

Signed \_\_\_\_\_  
(Authorized Officer of Approving Authority)



## FOOTHILLS COUNTY

309 Macleod Trail, Box 5605  
High River, Alberta T1V 1M7  
Phone: 403-652-2341 | Fax: 403-652-7880  
planning@foothillscountyab.ca  
www.FoothillsCountyAB.ca

April 20, 2026  
File # F2001-06NW

Township Planning + Design Inc.  
Attention: Kristi Beunder  
110-259 Midpark Way SE  
Calgary, AB T2X1M2

Dear Sir/Madam:

**RE: PROPOSED SUBDIVISION – NOTICE OF COMPLETE**

**LEGAL DESCRIPTION: PTN. SW 06-20-01 W5M**

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Section 653.1 of the Municipal Government Act requires the Subdivision Authority, within 20 days after the receipt of an application for subdivision, to determine whether the application is complete or incomplete. This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of April 13, 2026.

Notwithstanding the above, in the course of processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact the undersigned.

Yours truly,  
**FOOTHILLS COUNTY**

**Kari Furnell**  
Planning & Development Officer  
Ph. (403) 603-6239  
Email: [Kari.Furnell@FoothillsCountyAB.ca](mailto:Kari.Furnell@FoothillsCountyAB.ca)

/kb

cc. Landowners – Nuno & Cherie Canario





# LAND TITLE CERTIFICATE

S

LINC                      SHORT LEGAL  
0012 661 047        5;1;20;6;SW

TITLE NUMBER  
131 173 022

## LEGAL DESCRIPTION

THE NORTHERLY 330 FEET THROUGHOUT  
THE SOUTH WEST QUARTER OF SECTION 6  
TOWNSHIP 20  
RANGE 1  
WEST OF THE 5TH MERIDIAN  
CONTAINING 8.09 HECTARES (20 ACRES) MORE OR LESS  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 081 392 680

| REGISTRATION | DATE (DMY) | REGISTERED OWNER(S)<br>DOCUMENT TYPE | VALUE     | CONSIDERATION |
|--------------|------------|--------------------------------------|-----------|---------------|
| 131 173 022  | 19/07/2013 | TRANSFER OF LAND                     | \$850,000 | \$850,000     |

## OWNERS

NUNO CANARIO

AND

CHERIE CANARIO

BOTH OF:



## ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS |
|------------------------|--------------|-------------|
| 6363LE                 | 27/01/1972   | CAVEAT      |

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 131 173 022

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
-----

CAVEATOR - THE CALGARY REGIONAL PLANNING  
COMMISSION.

131 173 023 19/07/2013 MORTGAGE  
MORTGAGEE - ALBERTA TREASURY BRANCHES.  
131, 31 SOUTHRIDGE DRIVE  
OKOTOKS  
ALBERTA T1S2N3  
ORIGINAL PRINCIPAL AMOUNT: \$780,300

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 20 DAY OF APRIL,  
2026 AT 03:30 P.M.

ORDER NUMBER: 56906934

CUSTOMER FILE NUMBER: KB-Planning



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

**IMAGE OF DOCUMENT REGISTERED AS:**

**6363LE .**

**ORDER NUMBER: 55613231**

**ADVISORY**

**This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.**

**Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.**

AFFIDAVIT IN SUPPORT BY AGENT

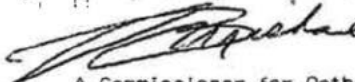
CANADA )  
 PROVINCE OF ALBERTA ) I, A. R. Smith of  
 the City of Calgary  
 TO WIT: )  
 In the Province of Alberta

make oath and say

1. THAT I am the Designated Representative of the above-named Caveator,

2. THAT I believe that I have a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the City  
 of Calgary  
 in the Province of Alberta  
 this 19 day of Jan  
 A.D. 1972

  
A Commissioner for Oaths  
 in and for the Province of Alberta

6363 LE

168 L 240



DEFERRED RESERVE CAVEAT

L. Dep 168 L 240

|         |      |
|---------|------|
| REC'D   | 5    |
| INDEXED |      |
| FILED   |      |
| CLERK   | 15   |
| DATE    | 1972 |

Calgary Regional  
 Plan Comm

I certify that this instrument  
 is duly entered and registered in the land  
 titles office for the Province of Alberta  
 and that the same is a true and correct  
 copy of the original as filed in the  
 office of the Registrar of the  
 Land Titles Office of the Province of  
 Alberta on the 27 day of Jan, 1972  
 at Calgary  
 as shown by the index to the  
 Registrar of the Land Titles Office of the  
 Province of Alberta

THE PLANNING ACT  
DEFERRED RESERVE CAVEAT

Form #1  
Reserves deferred in full  
against all the lands  
described.

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that the Calgary Regional Planning Commission, being an  
Approving Authority for subdivisions,

claims under Section 25(3) of The Planning Act, 1970 as amended, an  
estate or interest in the nature of a Reserve deferred in full by virtue  
of a decision of the CALGARY REGIONAL PLANNING COMMISSION

dated the 31 day of December A.D. 1971

affecting the lands described as follows:

Southwest Quarter of Section Six (6), Township Twenty (20),

Range One (1), West of the Fifth (5) Meridian in the

Province of Alberta,

Reserving Unto Her Majesty all Mines and Minerals

containing 160 acres more or less (hereinafter called  
the "Lands")

being lands described in Certificate(s) of Title 168 L 240  
standing in the Register in the name(s) of Harold William Alexander Harper  
of Okotoks in the Province of Alberta (Farmer) and Norma Christina Harper  
of the same place.

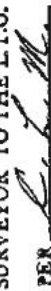
The Caveator forbids the registration of any person as transferee  
or owner of, or of any instrument affecting the said estate or interest,  
unless the instrument or certificate of title, as the case may be, is  
expressed to be subject to my claim being a statutory claim in Reserves  
pursuant to The Planning Act, and which claim is not deemed to affect  
the rights of subsequent mortgagees in foreclosure proceedings.

I APPOINT the Calgary Regional Planning Commission  
at 204 Glenmore Trail S. W.  
Calgary 9, Alberta, in the Province of Alberta  
as the place at which notices and proceedings relating hereto may be  
served.

DATED this 19 day of January A.D. 1972.

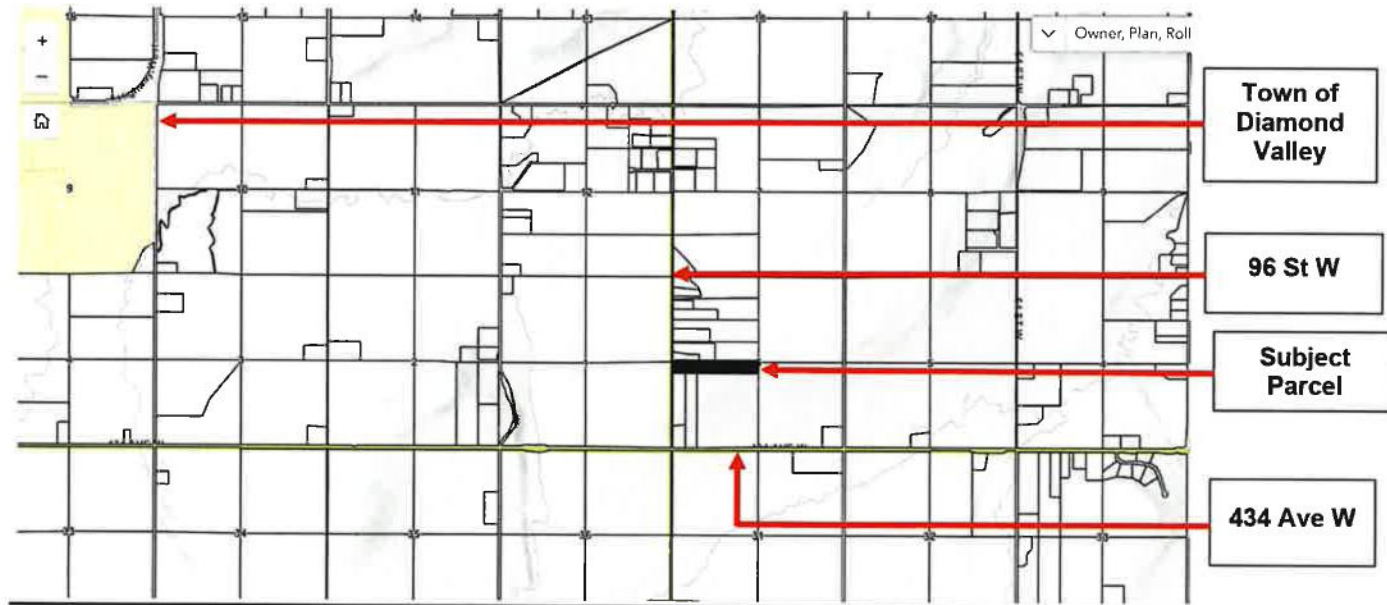
Calgary Regional Planning Commission  
Caveator

 /Director  
Signature of Designated Representative  
and Capacity

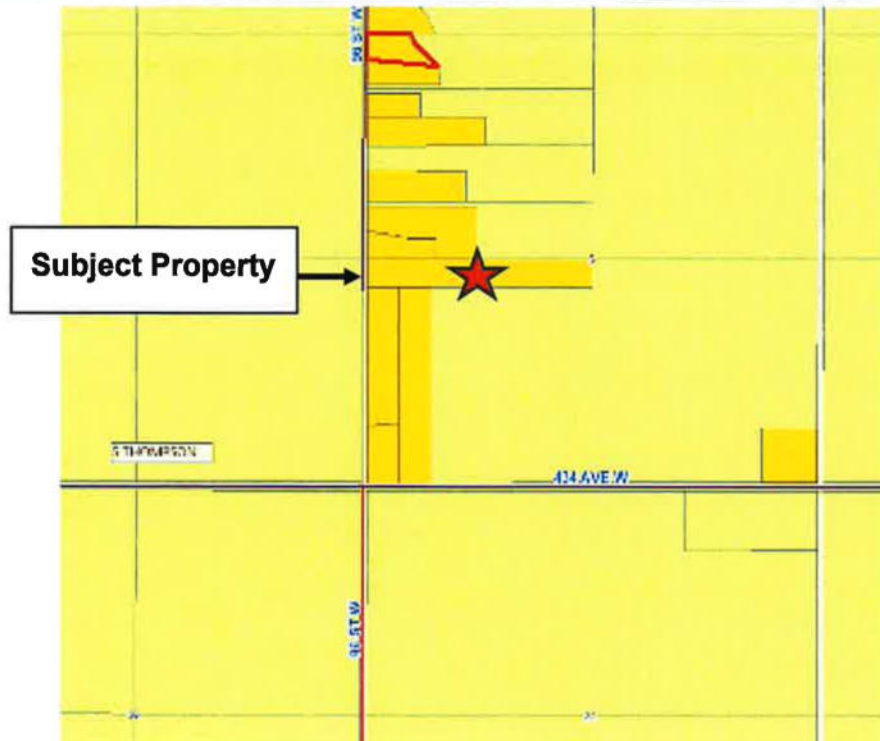
DESCRIPTION APPROVED  
DATE JAN 14 1972  
SURVEYOR TO THE L.T.O.  
PER 



## APPENDIX A: LOCATION MAP



## APPENDIX A: LAND USE MAP



### Legend

-  A- Agricultural
-  CR- Country Residential
-  CRA- Country Residential Sub A

Hayley Twist & Ian Mills  
SW6 20-1-5

May 6, 2026  
Foothills County  
309 Macleod Trail  
Planning and Development Office  
**RE: SUBDIVISION - SW 06-20-01 W5M - 20 ACRES**

Dear Ms. Furnell,

We are writing as adjacent landowners to formally object to the proposed subdivision application submitted by Nuno and Cherie Canario concerning their 20-acre parcel identified above. It is our position that the Subdivision Authority's previous decision to deny this application, as conveyed on March 5, 2026, was appropriate and well-founded. To our knowledge, no material changes in circumstances have occurred since that time that would justify a different outcome. We therefore respectfully request that the original decision be upheld.

We wish to reiterate the basis of our objections as follows:

- First, both of the proposed parcels are situated along the crest of a ridge. The design of the access routes—straight, panhandle-shaped driveways—would likely necessitate grades approaching maximum limits. These steep approaches present serious safety concerns, particularly for emergency response vehicles. In winter conditions, such access routes may become difficult or even impossible to navigate.
- Second, significant soil removal has already occurred up to our shared property boundary, creating a steep slope descending toward the proposed driveway locations. This alteration raises concerns regarding soil stability and erosion. Continued or increased erosion could compromise the integrity of the existing wire and post fence along the boundary. Given these conditions, we believe that a 15-metre-wide access allowance for each driveway is insufficient to ensure long-term ground stability.
- Third, 96 Street is a steep, dead-end roadway that deteriorates into an almost impassable track near the location of the proposed driveway entrances. The current configuration does not provide adequate space for larger vehicles, such as school buses or emergency vehicles, to safely turn around. Increased traffic resulting from additional residences would exacerbate these existing limitations.
- Finally, we are concerned that the proposed subdivision would effectively double the residential density on the parcel in a manner that is inconsistent with the established rural character of the surrounding area. Increased density brings with it additional strain on shared aquifers, as well as heightened fire risk due to increased human activity. We believe it is unfair to neighboring landowners to permit subdivision into parcels that are unusually small for this locality and that undermine the rural nature of the community.

For these reasons, we respectfully urge the Subdivision Authority to maintain its original decision and deny the proposed subdivision. Thank you for your consideration of our submission.

Sincerely,  
Hayley Twist & Ian Mills



**Kayla Baxter**

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**From:** FC\_Planning  
**Sent:** July 6, 2026 4:06 PM  
**To:** Kristi@twpplanning.com  
**Cc:** Kari Furnell  
**Subject:** Foothills County Notice of Time Extension – Subdivision File # F2001-06SW Ptn: SW  
**Attachments:** Notice of Time Extension 2.pdf

Hello,

**Re: Notice of Time Extension – Subdivision File # F2001-06SW  
Ptn: SW 06-20-01 W5M**

Please sign & return the Notice of Time Extension, hard copies will not follow in the mail.

Notwithstanding the above, in the course of further processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact **Kari Furnell** at [Kari.Furnell@foothillscountyab.ca](mailto:Kari.Furnell@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[Planning@foothillscountyab.ca](mailto:Planning@foothillscountyab.ca)

Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7

P. (403) 652-2341 | F. (403) 652-7880



W. [www.foothillscountyab.ca](http://www.foothillscountyab.ca)



## FOOTHILLS COUNTY

309 Macleod Trail, Box 5606

High River, Alberta T1V 1M7

Phone: 403-652-2341

Fax: 403-652-7880

Planning@FoothillsCountyAB.ca

www.FoothillsCountyAB.ca

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### TIME EXTENSION AGREEMENT

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In accordance with Section 681(1)(b) of the Municipal Government, I, Agent Kristi Beunder of Township Planning + Design on behalf of Landowners Nuno & Cherie Canario do hereby enter into an agreement with Foothills County and agree to extend the time prescribed under Section 8(b) of the Matters Related to Subdivision and Development Regulation to July 9, 2026.

Kristi Beunder

Date

6 July 2026





## FOOTHILLS COUNTY

309 Macleod Trail, Box 5606  
High River, Alberta T1V 1M7  
Phone: 403-652-2341  
Fax: 403-652-7880  
Planning@FoothillsCountyAB.ca  
www.FoothillsCountyAB.ca

April 20, 2026  
File # F2001-06NW

Township Planning + Design Inc.  
Attention: Kristi Beunder  
110-259 Midpark Way SE  
Calgary, AB T2X 1M2

**Dear Sir/Madam**

### **RE: PROPOSED SUBDIVISION – NOTICE OF TIME EXTENSION**

#### **LEGAL DESCRIPTION: PTN. SW 06-20-01 W5M**

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Section 8 of the Matters Related to Subdivision and Development Regulation requires the Subdivision Authority to make a decision on a subdivision application 60 days from the date an application is deemed complete, unless an agreement is entered into with the applicant to extend this period. To permit the Subdivision Authority to make a decision on your application we are requesting you to enter into the time extension agreement set out below. Without this agreement, we will be unable to deal with your application after the 60-day period has expired. This is a **standard letter and will not hold your application up in any way.**

If you agree with our request, please complete the agreement set out below and forward it to the above mailing address. Please note that this is a standard form sent to all landowners who apply for Subdivision.

If you have any questions or concerns regarding the information in this letter, please contact the undersigned.

Yours truly,

**FOOTHILLS COUNTY**

**Kari Furnell**

Planning & Development Officer

Ph. (403) 603-6239

Email: [Kari.Furnell@FoothillsCountyAB.ca](mailto:Kari.Furnell@FoothillsCountyAB.ca)

/kb

cc. Landowners – Nuno & Cherie Canario



Alberta Energy Regulator, Geodesy Group Inc., Southern Alberta Partners, Vantor

## Canario

Base Data provided by: Government of Alberta

Author:

Township Planning + Design

Print Date:

3/25/2026

### Legend

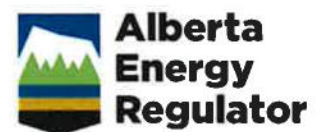
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Abandoned Wells</li> <li>Revised Location</li> <li>Revised Location Pointer</li> <li><b>Paved Road (20K)</b> <ul style="list-style-type: none"> <li>Primary Divided</li> <li>Primary Undivided 4L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Primary Undivided 1L</li> <li>Interchange Ramp</li> <li>Interchange Ramp</li> <li>Interchange Ramp</li> <li>Secondary Divided</li> <li>Secondary Undivided 4L</li> <li>Secondary Undivided 4L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><b>Roads - Other</b> <ul style="list-style-type: none"> <li>Unimproved</li> <li>Unclassified</li> <li>Truck Trail</li> <li>Winter</li> <li>Ford Winter Crossing</li> <li>Ferry Route</li> </ul> </li> <li><b>Gravel Road (20K)</b> <ul style="list-style-type: none"> <li>Primary Undivided 2L</li> <li>Primary Undivided 2L</li> <li>Primary Undivided 1L</li> <li>Primary Undivided 1L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 2L</li> <li>Secondary Undivided 1L</li> <li>Secondary Undivided 1L</li> </ul> </li> <li><b>Railway (20K Large Scale)</b> <ul style="list-style-type: none"> <li>Single Line</li> <li>Double Line</li> <li>Multiple Line</li> <li>Spur Line</li> <li>Abandoned</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>ATS LSD with Road</li> <li>ATS Quarter Section label</li> <li>ATS Quarter Section with</li> <li>ATS Section label (large)</li> <li>ATS Section with Road</li> <li>ATS Township (large scale)</li> <li>Provincial Boundary</li> <li>Lake Label (20K)</li> <li>River Label (20K)</li> <li><b>Lake/River (20K)</b> <ul style="list-style-type: none"> <li>Lake or River</li> <li>Lake or River</li> <li>Reservoir</li> <li>Icefield</li> <li>Major Canal</li> <li>Oxbow</li> <li>Quarry</li> <li>Dugout</li> </ul> </li> <li><b>Intermittent Lake</b> <ul style="list-style-type: none"> <li>Intermittent Lake</li> <li>Intermittent Oxbow</li> </ul> </li> <li><b>Sandbar / Wetland /</b> <ul style="list-style-type: none"> <li>Sandbar</li> </ul> </li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <LINK> <http://www.aer.ca/copyright-disclaimer> </LINK>



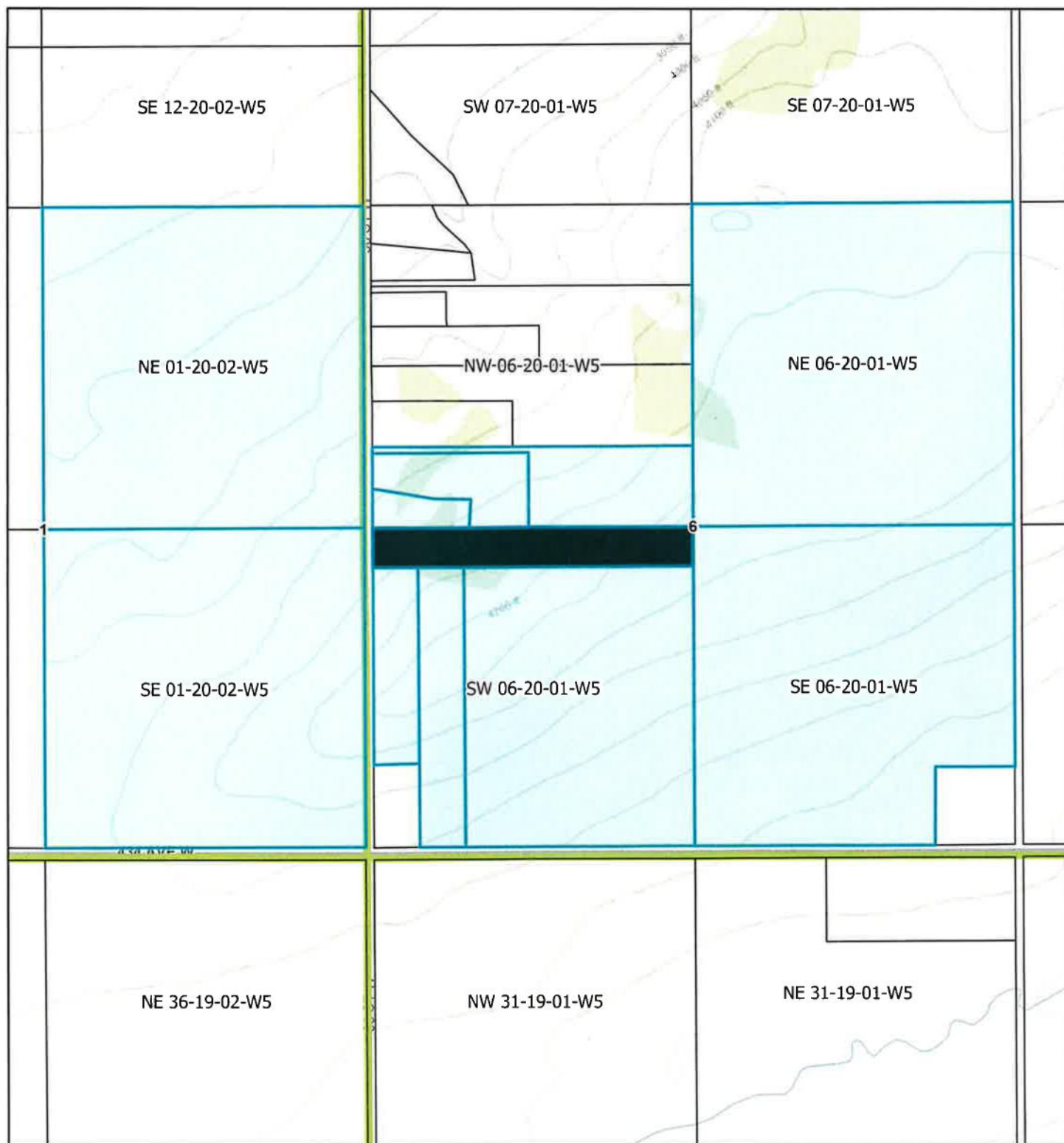
Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:11,467



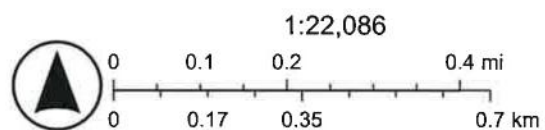


# Adjacent Landowner Map Ptn. SW 06-20-01 W5M



2026-04-17, 1:41:20 p.m.

-  Parcels
-  Townships
-  Canada\_Hillshade



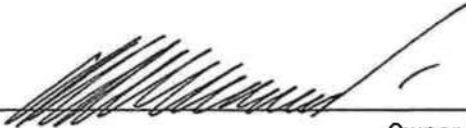
Sources: NRCan, Esri Canada, and Canadian Community Maps contributors.

If no wells are listed on-site:

I, Kristi Beunder RPP, MCIP - Township Planning + Design Inc. being the registered  
Owner(s) or agent acting on behalf of the registered owner(s)

of The Northerly 330 feet throughout the SW 6-20-1 W5M  
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.

  
\_\_\_\_\_  
Owner/Agent  
DATED: this 27 day of March, 2026.

**OR**

If wells are listed on-site:

I, \_\_\_\_\_ being the registered  
Owner(s) or agents acting on behalf of the registered owner(s)

of \_\_\_\_\_  
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

\_\_\_\_\_  
Owner/Agent  
DATED: this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

***This form shall accompany all applications for Land use,  
Subdivisions, Development Permits and Building Permits.***

## Kayla Baxter

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**From:** FC\_Planning  
**Sent:** April 20, 2026 3:48 PM  
**To:** 'kristi@twpplanning.com'; [REDACTED]  
**Cc:** Kari Furnell  
**Subject:** Notice of Complete Application & Time Extension– Subdivision file # F2001-06SW  
**Attachments:** Adjacent Landowner Notice.pdf; Notice of Complete.pdf; Notice of Time Extension.pdf

Hello,

**Re: Notice of Complete Application & Time Extension– Subdivision file # F2001-06SW**  
**Ptn: SW 06-20-01 W5M**

This letter is being sent to you to serve as a notice of acknowledgement that the application as noted above is considered **complete** as of **April 13, 2026**.

Please sign & return the Notice of Time Extension, hard copies will follow in the mail.

Also attached is a copy of the Adjacent Landowner notification that will be mailed out, for your records.

Notwithstanding the above, in the course of further processing your application, we may request additional information or documentation from you that is considered necessary to review your application.

If you have any questions or concerns regarding the information in this letter, please contact Kari Furnell at [Kari.Furnell@foothillscountyab.ca](mailto:Kari.Furnell@foothillscountyab.ca).

Regards,

**Foothills County  
Planning & Development**

[FC\\_Planning@foothillscountyab.ca](mailto:FC_Planning@foothillscountyab.ca)  
Foothills County, 309 Macleod Trail S. /Box 5605, High River, AB T1V 1M7  
P. (403) 652-2341 | F. (403) 652-7880





110-259 Midpark Way SE  
Calgary, Alberta T2X 1M2

Phone: 403.300.2220  
TWPplanning.com



27 March 2026

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

**RE: Application for amendment to the Country Residential Land Use District to allow for the future subdivision of two (2) new Country Residential District (CR) parcels +/- 4.67 and +/- 5.72 acres in size for land legally described as Ptn. SW 6-20-1 W5M, consisting of +/- 20.00 acres (8.09 hectares) in Foothills County.**

**Landowners: Nuno & Cherie Canario**

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for subdivision:

- o The formal application for subdivision of an existing CR lot to allow for the creation of two (2) new CR parcels;
- o The Letter of Authorization allowing Township Planning + Design Inc. to Act as agent for the landowner;
- o A Credit Card Authorization for processing of the applicable Subdivision Application fee of \$4,100.00 (\$100 filing fee + \$1,000/new lot initial application fee + \$2000 Appeal fee);
- o A copy of the Abandoned Well Map and Statement, showing no abandoned wells in the immediate vicinity; and
- o Two (2) copies of the site plan, one with, and one without air photo.

Please note, as a condition of approval we expect to be requested to provide a DP application for relaxation of setbacks from the panhandle to the secondary suite. Should this not be requested, we consider the structure as existing non-conforming.

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

**Location and Access:** The subject site is at the end of 96<sup>th</sup> Street W. In response to the public hearing on this matter we have:

- i. Identified a road acquisition area for a proper cul-de-sac turn around on 96<sup>th</sup> which involves the Canario's property.
- ii. Identified an Access Right of Way along the double panhandle to a point where access to the south may be achieved for the benefit of the area.

**Design Considerations:** The application reflects several details that were included as a response to the public hearing, including:

- i. Specific and intentional Building Envelopes that protect the viewshed to the south west from the nearest home. We will register these building envelopes on title by Restrictive Covenant to protect them.
- ii. Inclusion of fire smart principles for each lot which will also be registered by restrictive covenant on title, including :



**Immediate Zone (0-1.5 metres from the home):** Create a non-combustible "defensible space" to stop embers from igniting the structure. (e.g., gravel, concrete, or bare ground) around the foundation. Remove all vegetation, woody shrubs, trees, mulch, and debris.

Avoid storing anything combustible (e.g., furniture, firewood) against the house.

**Intermediate Zone (1.5-10 metres):** Reduce the chance of surface fire reaching the home. Use fire-resistant plants and non-combustible landscaping materials (avoid bark mulch or woody debris). Keep grass mowed short and watered; remove dead plants and debris. Store firewood, construction materials, and patio items at least 10 metres away.

**Extended Zone (10-30 metres):** Limit fire intensity and prevent it from building strength. Space evergreen trees at least 3 metres apart (measured crown-to-crown). Prune lower branches (remove those within 2 metres of the ground) to eliminate "ladder fuels" that allow fire to climb into tree crowns. Regularly clean up fallen branches, needles, dry grass, and other debris.

- iii. The grade on each lot has been identified; no lot contains any slope over 15%. Please note, the double panhandle has been graded to allow for an easier transition, we note Foothills County does not have a driveway standard in their adopted road standards. The goal of the grading of the double panhandle is to reduce slopes for easier access by heavy equipment and emergency response vehicles.
- iv. Like every parcel in Foothills County, this development will be subject to the Community Standards Bylaw with regard to noise, dogs, and operation of equipment, and the dark sky policy.
- v. The application aligns with the requirements of the land use bylaw for CR lots, inclusive of setbacks, slope and is under the achievable density.

The future subdivision aligns with the goals and objectives of the MDP2010, with respect to efficient use of land, maintaining the rural character and contributing to appropriate servicing for the area. The application also minimizes the conversion of existing agricultural lands by directing development to areas which are already fragmented. This application represents Country Residential Infill which is supported in the MDP as it takes stresses off of Agricultural land in supporting similar developments. The site falls within the South-Central District of the Growth Management Strategy, which ensures that applications like this one do not pose conflict with existing agricultural uses. It is important to note that these lots, by virtue of their size, would only be permitted 1 livestock unit. Claims regarding these future lot owners having bull/cow pairs or cross breeding with adjacent livestock seem unreasonable. This property already supports +3km of Paige Wire fence around the perimeter. Additional Paige Wire fencing will be utilized to delineate these lots and ensure that animals do not escape the confines of the lot.

The intent of the application is to accommodate a single detached dwelling on the new parcels, with an existing dwelling and Secondary Suite on the balance parcel to remain. The new parcel will have a traditional building envelope with private onsite services. The proposed application is intended to integrate appropriately into the existing context, and the new parcel is in keeping with the neighbouring land uses and densities. Adjacent quarter sections have achieved similar, and greater, density, on aggregate.

Should you have any questions or concerns please do not hesitate to contact us.

110-259 Midpark Way SE  
Calgary, Alberta T2X 1M2

Phone: 403.300.2220  
TWPplanning.com



Sincerely,  
Township Planning + Design Inc.

A handwritten signature in black ink, appearing to be "Kristi Beunder", written over a series of horizontal lines.

Kristi Beunder, B.A., M.E.Des.  
RPP MCIP  
Senior Planner / Principal  
Urban + Regional Planning

Cc: *Nuno and Cherie Canario, landowners*





## FOOTHILLS COUNTY

309 Macleod Trail, Box 5606  
High River, Alberta T1V 1M7  
Phone: 403-652-2341  
Fax: 403-652-7880  
Planning@FoothillsCountyAB.ca

April 20, 2026

«MailName»

«AddLine1»

«AddLine2» «AddLine3»

«city», «prov» «POSTAL»

To Whom It May Concern:

**RE: SUBDIVISION – Ptn. SW 06-20-01 W5M – 20 ACRES**

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Foothills County has received an application from Agent Kristi Beunder of Township Planning + Design Inc. on behalf of landowners Nuno & Cherie Canario proposing the subdivision of 1 new +/- 4.67 acre Country Residential District lot and 1 new +/- 5.72 acre Country Residential District lot leaving a +/- 9.61 acre Country Residential District Balance Parcel. A location map for the subject parcel and a site plan are enclosed.

Under the Municipal Government Act adjacent landowners no longer have the opportunity to appeal the decision of the Subdivision Authority to the Subdivision and Development Appeal Board or Land and Property Rights Tribunal. However, as per Section 653(3)(b) of the Act, the Subdivision Authority is required to give notice of the subdivision application to adjacent landowners. According to our records you are an adjacent landowner.

The file for this application may be reviewed at the County Office in High River during regular office hours - Monday to Friday, 8:30 AM to 4:30 PM. Any adjacent landowners that have concerns or feel they are affected by the proposal can make a written submission to Council as the Subdivision Authority prior to May 20, 2026. If we do not hear from you in that time, it will be assumed that you have no objections. There will be no public hearing, only written submissions will be considered. **It is to be noted that your submission will be considered to be part of a file that can be viewed by the public at any time.**

Should you have any questions or wish to submit a letter, please do not hesitate to contact the undersigned.

Yours truly,

**FOOTHILLS COUNTY**

Original Signed by:

**Kari Furnell**

Planning & Development Officer

Ph. (403) 603-6239

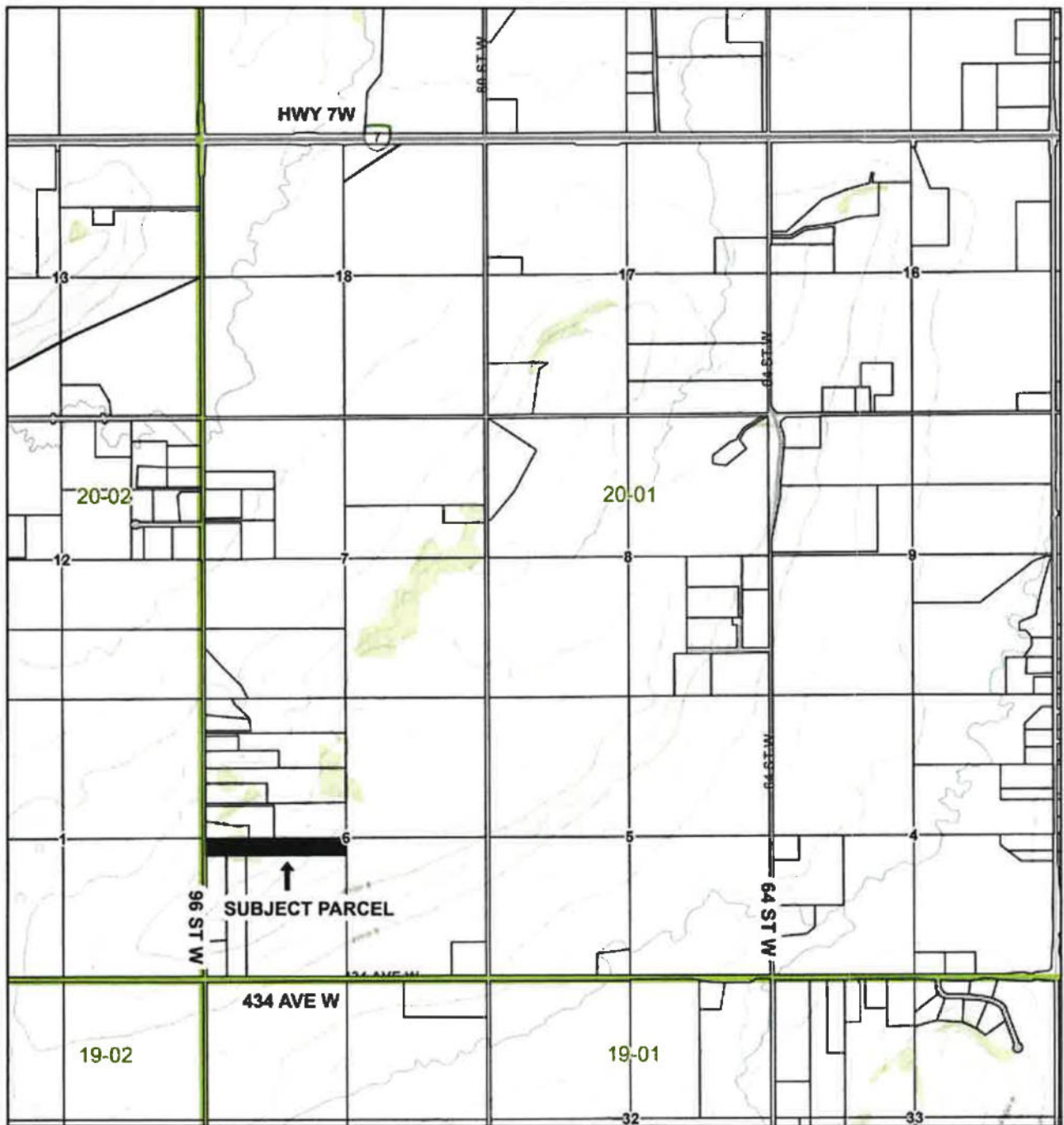
Email: [Kari.Furnell@FoothillsCountyAB.ca](mailto:Kari.Furnell@FoothillsCountyAB.ca)

/kb

Encl

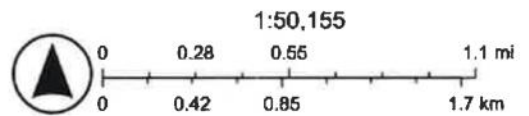


Location Map Ptn. SW 06-20-01 W5



2026-04-17, 1:18:03 p.m.

- Parcels
- Townships
- Canada\_Hillshade



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



**CLIENT**  
NUNO & CHERIE CANARIO

**PROJECT NUMBER**  
26-009

**LEGAL ADDRESS**  
The Northerly 330 feet throughout the  
South West Quarter Section  
SW 6-20-1 WSM

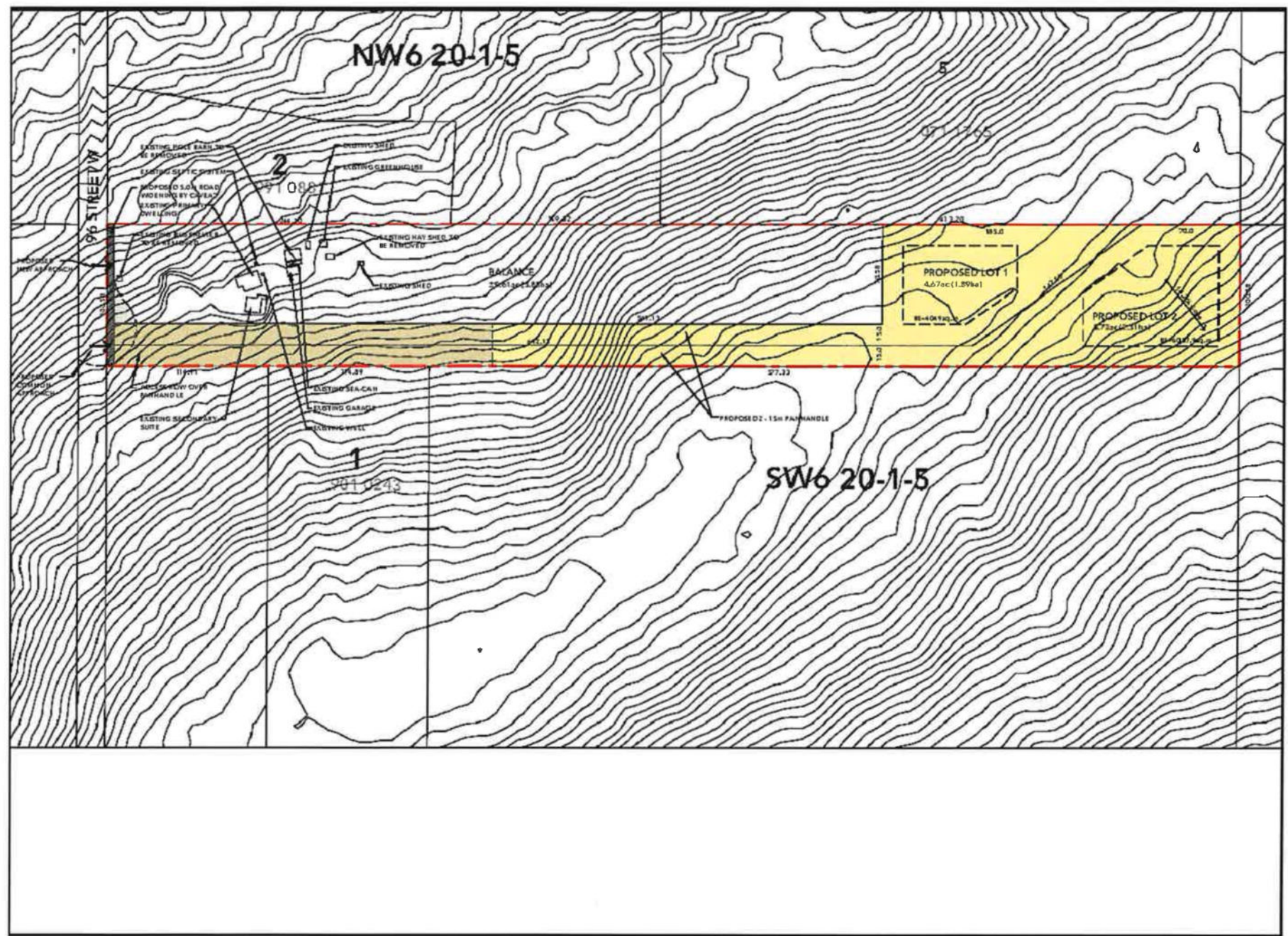
**DATE**  
March 16, 2026

**Site Area**  
± 20 Dc (8.09ha)

**SUBDIVISION**  
Site Plan

**SCALE**  
1:2500

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





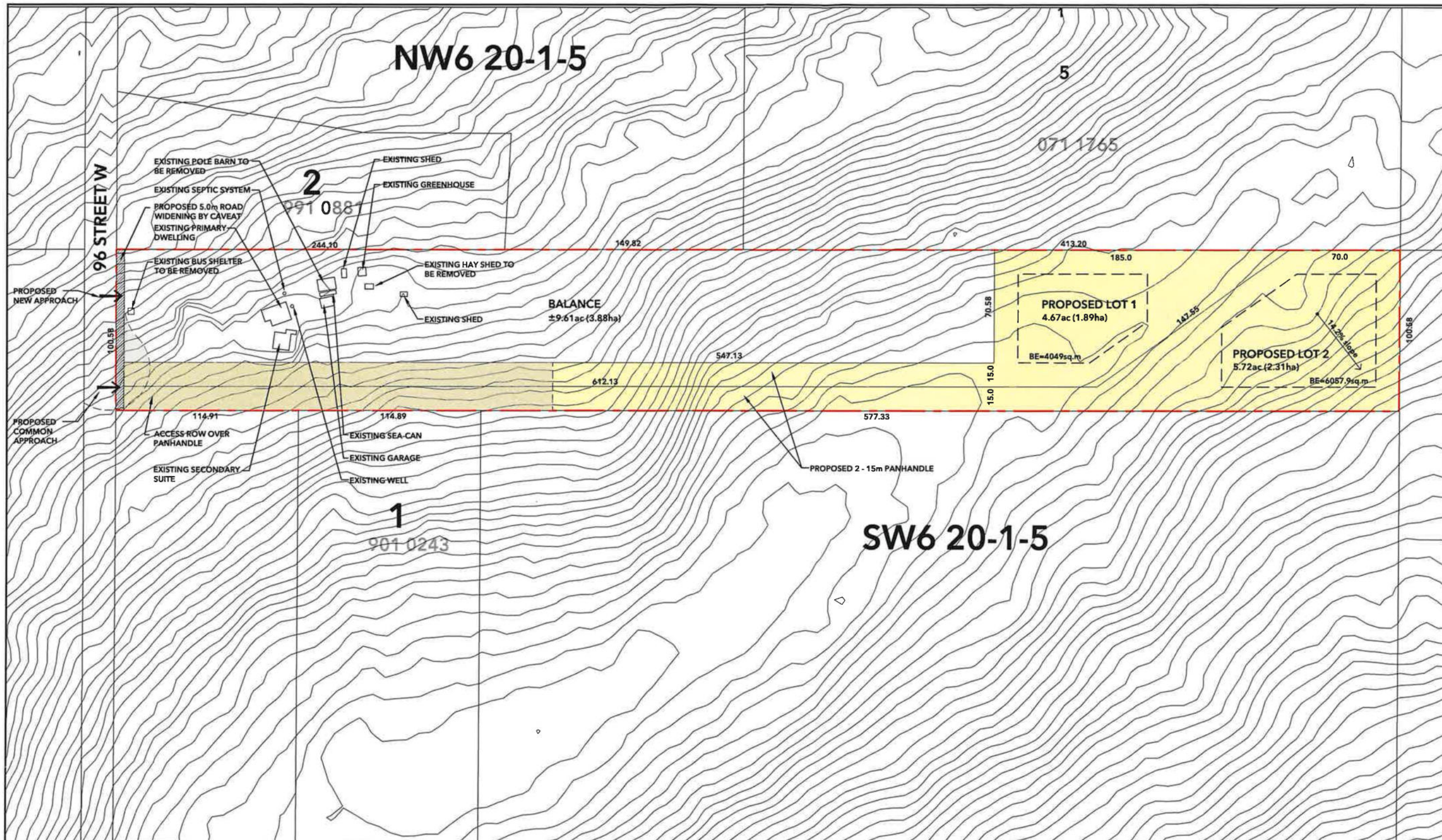
**THE CONDITIONS AS PROVIDED BELOW ARE AT THE REQUEST OF  
THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD AND IN NO  
WAY PROVIDE SUPPORT FROM THE COUNTY FOR APPROVAL OF  
THE SUBDIVISION PROPOSED.**

**LIST OF SUBDIVISION CONDITIONS**

1. Subdivision to be effected by Plan of Survey, pursuant to Section 657 of the Municipal Government Act, or such other means satisfactory to the Registrar of the South Alberta Land Titles District;
2. It is the applicant's responsibility to provide a Real Property Report or an 'as built' drawing signed and sealed by an Alberta Land Surveyor, certifying the location of the adjacent municipal road(s), septic tank(s) and field(s) and water well(s) within the boundaries of the appropriate properties and that the site plan is surveyed according to municipal setback requirements;
3. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of grading and drainage, and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
4. Proof of adequate water supply to be provided for both new lots proposed, as per the Municipal Water Policy, to the satisfaction of the County;
5. Septic Disposal Evaluations to be provided for both new lots proposed, in accordance with Part 2 Section 6(4)(b) of the Matters Related to Subdivision and Development Regulation, to the satisfaction of the Public Works department;
6. Site plan to be provided which identifies building envelopes for both new lots proposed which meets the requirements as outlined in Policy 9 under the Residential section of the MDP2010, to the satisfaction of the Public Works department;
7. Lot Grading/Overland Drainage Plans to be provided for the subject lands, to the satisfaction of the Public Works department;
8. Public Reserve: to be determined by Council, as per Section 666(1) of the Municipal Government Act and the County's Public Reserve Policy (adopted April 18/96);
9. Road acquisition agreement for the purpose of road dedication, to be executed and registered by caveat, concurrent with the Plan of Survey, with respect to an area of land 5.0 metres in width, parallel to the full west boundary of the subject parcel;
10. Applicant to provide all addressing requirements to the satisfaction of the County's GIS department;
11. Applicant to provide a complete application for development permit with respect to the sea-can currently on the property, and Relaxation of Setbacks for the Secondary Suite to the proposed new Property line which will not meet the requirements of the County's Land Use Bylaw 60/2014, to be submitted to the satisfaction of the County;
12. All accesses to be located and culverts and approaches to be installed to current Municipal subdivision road construction standards, to the satisfaction of the County's Public Works department;

13. Engineered driveways to be provided within the panhandle portions of both new lots proposed, to be submitted to the satisfaction of the Public Works department;
14. All utility right of way agreements, easements, licenses and installation requirements, to be provided to the satisfaction of the County and utility companies.
15. Landowners are to pay all arrears of taxes on the existing parcels prior to finalization of the subdivision; and
16. Submission of subdivision endorsement fees.





**CLIENT**  
NUNO & CHERIE CANARIO

**PROJECT NUMBER**  
26-009

**LEGAL ADDRESS**  
The Northerly 330 feet throughout the  
South West Quarter Section  
SW 6-20-1 W5M

**DATE**  
March 16, 2026

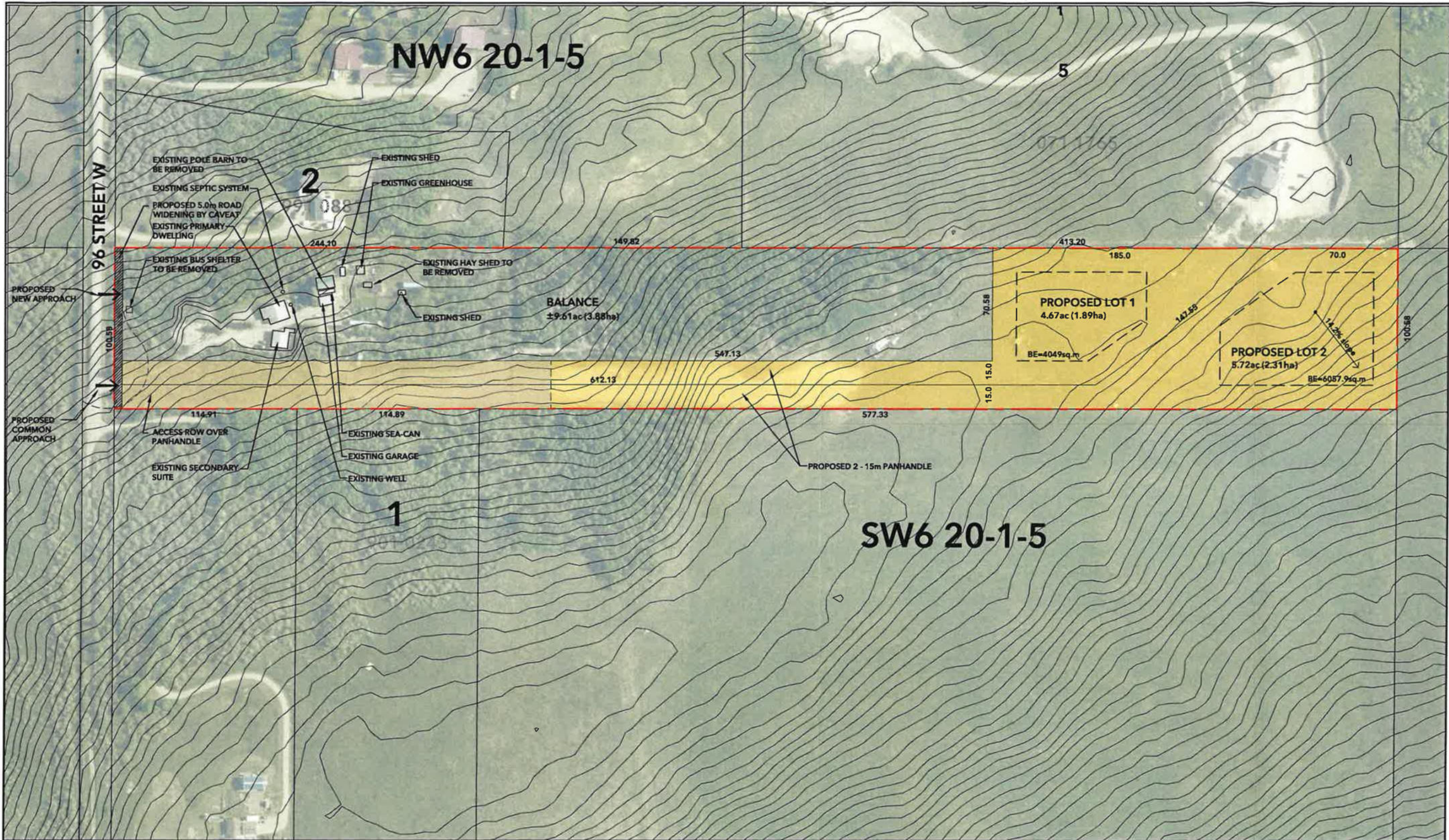
**Site Area**  
±20.0ac (8.09ha)

**SUBDIVISION**  
Site Plan

**SCALE**  
1:2500

**SHEET**  
**S1**





CLIENT  
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