



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: June 3/26 Receipt No. 460109

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Zackary Edward Smith and Brittany Rae Smith
Name of Registered Owner (please print)

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

Robyn Erhardt, RPP, MCIP - Township Planning and 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 NW 1/4 sec. 25 twp. 21 range 2 west of 5 meridian.
Southern Half of LSD 13
Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 251 199 628

TO: (Choose One)

- ☐ Redesignate from _____ to _____
- ☒ Amend the Land use Bylaw by granting an exemption to the Country Residential (CR) District Section 13.1.6.1,
to allow for the creation of one (1) new lot and a balance parcel.

Size of existing parcel(s) 8.09 HECTARES (20 ACRES) Size of proposed parcel(s) 2.31 HECTARES (5.73 ACRES) and 7.64ac (3.09 ha)
a concurrent boundary adjustment will add 6.13 acres of the parent parcel into Lot 2, 9311048)

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

To facilitate the subdivision of the existing Country Residential parcel to create one new lot (5.73ac in size) and a balance parcel (7.64 acres in size).
Concurrently a boundary adjustment is being proposed to add the remaining 6.13acres from the south half of LSD 13 to the adjacent parcel (Plan 9311048, Lot 2)

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 24-04-2026

Signed Robyn Erhardt

Landowner Information

Phone No. _____

Address: _____

I consent _____

Email Address: _____

Agent Information

Phone No. 587.574.8788

Address: 110-259 Midpark Way SE,

Calgary, AB T2X 1M2

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

Email Address: robyn@twplanning.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.
24-04-2026

Date _____

Signature of Robyn Erhardt 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

05/19

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

Phone: 403.300.2220
TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

02/06/2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Exemption from the Country Residential District to allow for the creation of one (1) Country Residential (CR) lot and a balance CR parcel and concurrent Boundary Adjustment, on lands legally described as 'The South Half of Legal Subdivision (13) in NW-25-21-2 W5M' and 'Plan 9311048, LOT 2, NW-25-21-2 W5M' in Foothills County.

Landowners: Zackary Edward Smith, Brittany Rae Smith, and Mark Anton Knudsen

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned application for amendment to the Land Use Bylaw (LUB):

- An application for Amendment to the County Residential Land Use District to allow for the creation of one (1) new lot and a balance parcel;
- An application for Boundary Adjustment between proposed Lots 1 and Lot 2;
- The Agency Agreement allowing Township Planning + Design to act as agent for the Landowner(s);
- Payment in the amount of \$1,600 for the Land Use Amendment (\$100 filing fee + Initial Application Fee of \$1,500 per lot). The fee for the Boundary Adjustment will be provided when required;
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Title, and
- A copy of the current site plan with and without air photo.

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

Background and Land Ownership

This application involves two adjacent parcels with distinct ownership. Zackary and Brittany Smith are the registered owners of the northern parcel, legally described as the South Half of Legal Subdivision (13) in NW-25-21-2 W5M. Mark Knudsen is the registered owner of the adjacent parcel to the south, legally described as Plan 9311048, Lot 2 in the NW-25-21-2 W5M.

Purpose

The purpose of this application is to request an exemption from the Land Use Bylaw Country Residential (CR) District, in accordance with Section 13.1.6.1, to facilitate the future subdivision of the existing CR parcel. This application seeks to subdivide the Smith lands (currently +/- 19.50 ac / 7.88 ha) to create Proposed Lot 1, totaling +/- 5.73 ac (2.31 ha), to accommodate the existing single detached dwelling, and create a Balance Lot of +/- 7.64 ac (3.09 ha).

Simultaneously, a Boundary Adjustment will move +/- 6.13 ac (2.48 ha) from the Smith lands into Mr. Knudsen's Lot 2, resulting in an enlarged parcel of +/- 10.70 ac (4.33 ha). This Boundary Adjustment





allows for Mark to maintain the accessory structures in the parcel area, which also contains his existing sea-can and horse shelters. A Development Permit application for the sea-can will be submitted at a future stage.

Accessory Structures

For proposed Lot 1, a 10 sqm existing shed will be removed and five (5) accessory structures totaling 343 square metres will be retained. As the Land Use Bylaw permits a maximum of four (4) accessory structures and 325.2 square metres for a parcel of this size, Lot 1 will exceed the maximum number and square footage of buildings allowed without a DP. Therefore, we respectfully request that the additional structure on Proposed Lot 1 (a remaining shed) be recognized as existing, non-conforming.

For Lot 2, removing the 7.0 sqm shed brings the parcel into compliance. This reduces the accessory building count to the permitted maximum of five. The total area of accessory structures remains under the allowed square footage limit.

Location and Access

The subject lands are located immediately west of 112th Street SW and are surrounded by Country Residential parcels similar in size to those being proposed. Currently, the area of proposed Lot 1 is accessed via a shared approach off 112th Street SW through a driveway. After the proposed subdivision, proposed Lot 1 will continue to be accessed by the existing shared approach and driveway. A new approach is proposed off 112 Street SW to provide access to the newly created Balance Parcel. The landowners of the Balance parcel (Zack and Brittany Smith) wish to retain ownership of both Proposed Lot 1 and the Balance Parcel. The boundary-adjusted Lot 2 will continue to use its existing approach from 265 Ave W to the south.

Servicing

Both the Proposed Lot 1 and the boundary-adjusted Lot 2 will be serviced by their own existing wells and septic systems. The balance lot will be serviced by a new well and septic system.

Policy Review

- The site is located within the Northwest District of the Foothills Growth Management Strategy. This district is identified as an area capable of accommodating moderate growth, including country residential development, particularly where existing infrastructure and access are already established.
- The proposed subdivision and boundary adjustment aligns with the Municipal Development Plan by promoting a logical and efficient use of land that optimizes the parcel configuration for the current landowners while maintaining the rural character of the area.
- LUB Policy 9.4.1 requires that a boundary adjustment is made such that "no additional lots are created, and the lot boundaries do not contravene the yard setback limits or minimum or maximum sizes for the district." The boundary adjustment portion of this application strictly aligns with this policy, as it does not create any additional lots itself.
- Because the overall application proposes the creation of one new lot, a Land Use Amendment is being submitted concurrently with the Boundary Adjustment. The requested exemption under Section 13.1.6.1 allows for the future subdivision of the existing Country Residential parcel.
- LUB Policy 9.4.2 states that "no redesignation is required for boundary adjustments where the parcel size of both lots involved remain within the parcel size requirements for that land use district." The proposed boundary adjustment complies with this requirement.

Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.



Robyn Erhardt, BA, M. Plan. RPP, MCIP
Senior Planner
Urban + Regional Planning

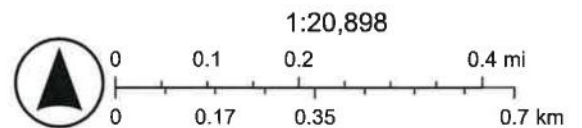
Cc: Zackary Edward Smith, Brittany Rae Smith and Mark Anton Knudsen

Location Map Ptn. NW 25-21-02 W5M



2026-06-03, 2:49:55 p.m.

-  Parcels
-  Townships
-  Canada_Hillshade



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

CLIENT	Mark Knudsen Zack Smith
PROJECT NUMBER	26-013
LEGAL ADDRESS	South Half of Legal Subdivision (13) in NW 25-21-2-W5M and Plan 9311048, Lot 2 NW 25-21-2-W5M
DATE	May 12, 2026
LEGEND	Subject Parcels Building Setback
Current Parcel sizes	Zack Smith South Half of legal subdivision (13) in the NW 25-21-2 W 19.50ac (7.888ha)
	Mark Knudsen Plan 9311048, Lot 2 NW 25-21-1 W5M 4.57ac (1.85ha)
Proposed New Parcel Sizes	Lot 2 Plan 931 1048 10.70ac (4.33ha) Proposed Lot 1 (CR) 5.73ac (2.313ha) Balance Lot (CR) 7.64ac (3.09ha)
BOUNDARY ADJUSTMENT	
Site Plan	
SCALE	1:2000
SHEET	

