



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

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Email: planning@foothillscountyab.ca

Note: An Application Fee of \$_____ shall accompany this application.

Date Received: _____ Receipt No. _____

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, East-West Renovations Ltd. (c/o Obanel Espejel)
Name of Registered Owner (please print)

hereby certify that I am the registered owner of the land described above and authorize
Jeff Badke of 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 SW 1/4 sec. 1 twp. 21 range 29 west of 4 meridian.
Being all parts of lot 5 block 3 Reg. Plan No. 091 1874 C.O.T. No. 251 292 503

TO: (Choose One)

- ☐ Redesignate from _____ to _____
- ☒ Amend the Land use Bylaw by amending sec. 13.1.6.1 (A person who wishes to subdivide land in this district into additional lots must first apply for and be granted approval of a land use bylaw amendment.)

Size of existing parcel(s) 11.54-acres Size of proposed parcel(s) 5.54-acre CR-A,
6.00-ac CR-A remainder

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

Amend the Foothills County Land Use Bylaw to allow for the future subdivision of 1 new Country Residential District parcel
with a Country Residential District remainder.

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 1, 2026

Signed [Signature]

Landowner Information

[Redacted Landowner Information]

Agent Information

[Redacted Agent Information]

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

Email Address: [Redacted]

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

Email Address: info@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.

April 1, 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.

Land Use Bylaw Amendment

Plan 091 1874; Block 3; Lot 5; within SW 1-21-29-W4M

Prepared By:



Civil Engineering · Planning · Surveying

Prepared For:

Obanel Espejel, Landowner

May 2026

Civil Engineering · Planning · Surveying

April 1, 2026 revised May 1, 2026

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7**Attention: Samantha Payne, Manager of Planning Applications****Re: Espejel – Proposed One Lot Subdivision,
Plan 091 1874; Block 3; Lot 5; within SW 1-21-29-W4M**

The attached application is being made on behalf of East-West Renovations, landowner of the subject lands, which are 4.669-hectares (11.54-acres) more or less in area.

The purpose of this application is to amend the current Foothills County Land Use Bylaw in order to allow for the future subdivision of a new Country Residential parcel.

- The new parcel (Lot 1) is proposed at 2.24-hectares (5.54-acres) more or less
- The remainder parcel (Lot 2) is proposed at 2.43-hectares (6.00 -acres) more or less
- Both parcels are proposed to retain the current sub-district 'A' designation.
- 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 Redesignation plus credit card authorization form for the \$1,600 application fee; that is, \$1,500 times one new lot, plus \$100 filing fee,
2. An area context plan, orthophoto, contour and lot plans, identifying the proposed and remainder parcels,
3. Current Land Title,
4. Letter of Agency from both landowners,
5. Abandoned well site form and map.

Additional background information regarding this application is included in the attached report. We trust the foregoing to be in order; please feel free to contact the undersigned should you have additional questions with respect to this application.

Yours truly,

Badke Consulting Ltd.



Jeff Badke, Principal

cc. East-West Renovations (Obanel Espejel)

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Figure 1: Area Context

Introduction

The Espejels acquired the Subject Lands with the intention of developing the property to allow for the construction of their new family residence on one lot, with the sale of the other lot intended to assist with development costs. Their subdivision is being proposed on a 11.54-acre parcel of rural land east of the Town of Okotoks within Foothills County, Alberta

Location

The proposed subdivision is situated within the south-west quarter of Section 1, Township 21, Range 29, West of the 4th Meridian. This parcel lies directly north-east of the Town of Okotoks' boundary and is positioned approximately 10 kilometres to the south-east of the City of Calgary. The property is bordered on the south by 338 Avenue East and is accessible via the cul-de-sac at the terminus of Eastway Drive. Major access to the site is provided at the intersection of Highway 2 and 338 Avenue East, as illustrated on the included Context Plan (Dwg. 1).

Area Context

The subject lands are situated at the western edge of Division 7 within Foothills County, immediately outside the municipal boundary of the Town of Okotoks, Alberta. The site lies within the rural-urban interface of the Okotoks area, where established country residential development transitions toward

the urban boundary of the Town. The surrounding area is characterized primarily by Country Residential and Agricultural land uses, with a pattern of large rural parcels and developed acreages interspersed with cultivated farmland.

Highway 2, 338th Avenue East, and 64th Street East serve as the primary transportation corridors in the vicinity, located to the west of the subject property. These routes provide essential access to the area and facilitate movement within the region. The landscape is characterized by gently rolling terrain, with low to moderate changes in elevation throughout the site and its surroundings.

Subject Lands

Legal Description

The Subject Lands are legally described as:

PLAN 0911874
BLOCK 3
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS:
AREA: 4.669 HECTARES (11.54 ACRES) MORE OR LESS

The lands encompass 4.669-hectares (11.54-acres) more or less and stand in the name of East-West Renovations Ltd., owned by Obanel Espejel. The current Certificate of Title, number **251 292 503**, for these lands is included.

Zoning

The Subject Lands are currently zoned Country Residential Sub-District 'A'. This application proposes to amend the bylaw to allow for the future subdivision of 1 new CR-A parcel with a CR-A remainder.

The surrounding area is characterized primarily by country residential and agricultural land uses, with a pattern of large rural parcels and developed acreages interspersed with cultivated farmland. The proposed development aligns with both the established and anticipated land use patterns in the region.

Description of the Subject Lands

The Subject Lands are situated within a quarter section that has been fragmented by historical subdivisions, bounded by internal road 338th Avenue to the south and private titled lands to the west, north and east. The parent quarter section has been subdivided over the years into individual Country Residential acreages and estates. The included orthophoto plan, Dwg. 2, shows the lands as they were in June 2024, which is representative of the lands as they are at current.

The subject lands are generally open and gently rolling, reflecting the rural foothills landscape common to this area just outside the Town of Okotoks. Much of the site consists of open grassland forming the primary ground cover.

Two natural ephemeral drainage courses that flow only in response to rainfall and snow-melt events, run through the property, originating north and north-west of the site and running east and southward. These features are visible on the ground through changes in vegetation and landform, and support slightly denser plant growth than the surrounding uplands. Along the ephemeral drainage courses

vegetation includes shrubs and small groups of trees, which follow the natural path of surface water moving across the land. In addition to the ephemeral drainage courses, 2 low lying areas are found on the property. A smaller low/wet area, approximately 0.33-acres in size, is located in the property's norther-easterly portions. The second low/wet area, approximately 0.85-acres in size, is located at the property's southerly extents, at the confluence of the two ephemeral drainage courses.

Across the remainder of the site, trees are limited and scattered, occurring mainly near drainage features rather than throughout the upland areas. Overall, the lands maintain a predominantly open, rural character that is consistent with nearby country residential and agricultural properties.

While most of the site consists of gently sloping terrain, there are a number of localized variations in topography associated with natural drainage features and undulating ground. In the southwest corner of the property, short sections of the slope are steeper, reflecting the natural transition between higher and lower ground in this area. The westerly drainage course exhibits moderate slopes, generally ranging from about 3% to 10%, as it conveys surface drainage toward lower portions of the site. The northerly drainage course slopes very gradually from north to south, with an average grade of approximately 2%, forming a subtle and well-defined drainage path across the lands. From west to east, the land along this draw continues to flatten, with slopes decreasing from approximately 5% to 1% as it approaches lower elevations. Along the eastern portion of the site, slopes are generally gentle to moderate, averaging between 2% and 5%, with isolated areas of increased slope reaching up to approximately 12% where the ground undulates near the north-south drainage course. These variations in slope are typical of natural foothills terrain and are largely confined to drainage features, while the remainder of the site topography suitable for country residential development.

Powerline and Pipeline Right of Ways

Several power and pipeline utility corridors run through the property in a north-south direction. A 22.9m wide power transmission right of way containing an AltaLink transmission line runs through the property along the entirety of its easterly boundary.

Aside from the power transmission line, three pipeline right of way plans traverse the property, containing a total of 4 pipelines. All 4 pipelines are no longer in use and are listed in the Alberta Energy Regulator's OneStop database as abandoned. It is further noted that associated gas-wells to the north of the subject lands are listed as reclaimed.

The power and pipeline right of ways are identified on the included drawings.

Proposed Subdivision

Subdivision Design and Parcel Details

Overview of Proposed Parcels

As noted above, the proposed subdivision consists of a total of two Country Residential Sub-District 'A' (CR-A) parcels. The proposed lots are identified on the included plans, with Dwg. 4 detailing the proposed lot line dimensions and the associated Land Use Bylaw setbacks. The parcels have been designed to be close in size, with Lot 1 measuring 5.54-acres and Lot 2 measuring 6.00-acres, slightly larger to account for its driveway panhandle.

Overland Drainage Easement Area

An Overland Drainage Easement (ODRW) area is proposed to protect the existing natural ephemeral drainage courses, the southerly low-lying area, and the associated overland drainage patterns across the site. These drainage features are ephemeral in nature and do not function as continuously flowing watercourses; rather, they convey surface runoff on an intermittent basis during and immediately following rainfall events and during periods of snowmelt. For the majority of the year, the channels are typically dry, with the drainage alignments expressed on the landscape by subtle topographic depression, concentrated flow paths, and associated changes in vegetation.

The ODRW boundary was delineated based on field review of the apparent drainage course alignments and overland flow paths, together with consideration of adjacent topography and the relationship of the drainage corridors to the proposed building envelope areas. In general, the easement limit was set at an elevation approximately 1.0 metre above the local drainage course invert adjacent to the applicable building envelopes in order to provide a reasonable buffer to the primary runoff conveyance corridor and to maintain the existing drainage function of the site.

Building Site Selection and Siting Considerations

The subdivision design has carefully accounted for property's natural drainage channels, variable topography, and existing utility rights of way by selecting two primary building sites situated on elevated, suitable ground west and north of the drainage features. These locations were chosen to capitalize suitable topography and avoid lower elevations, ensuring suitable separation from natural drainage corridors, while considering relevant Foothills County Land Use Bylaw requirements and setbacks. The proposed placement demonstrates thorough attention to site conditions and is consistent with the objectives of the Country Residential Sub-District 'A', which emphasizes the importance of harmonizing development with landform, drainage patterns, and other site-specific factors. Additional building envelope area for each lot is available on the east side of the north-south drainage course, should alternate principal or accessory building construction be desired. The westerly and easterly building envelope areas for each lot are identified on the included drawings.

Subdivision Servicing

Access

The subject lands are bounded by 338 Avenue East to the south, with existing private properties to the north, east, and west. Vehicular access to the site is currently provided by Eastway Drive, which is a paved internal subdivision road constructed to municipal standards. Access to the property is achieved via an existing standard rural approach from Eastway Drive.

The proposed subdivision design has been planned to utilize and build upon the existing access, with the new property boundary located at the center of the current approach location. To support access to the 2 proposed lots, the existing approach is proposed to be upgraded to a 9.0-metre wide common access approach, suitable to accommodate access to both parcels. This approach allows for efficient use of existing infrastructure while minimizing additional access points along the roadway.

Water and Wastewater

The Foothills County Land Use Bylaw requirements under the CR (including that of Sub-district 'A' parcels) zoning stipulate utilizing "Individual wells and individual wastewater disposal systems;

Communal water and communal wastewater disposal systems; or a combination of a. and b. as determined by Bylaw amending this section”.

Lots 1 and 2 are serviced by existing water wells, the locations of each are identified on the included drawings. The well on Lot 1 was drilled previous the current ownership of the property, and the landowner has drilled a new well on what would be the remainder, Lot 2.

Pump testing logs from Peter Niemans Water Well Co. for both wells indicate strong production potential, with recommended pumping rates of 10-igpm, respectively. A review of the Alberta Water Well Information Database for surrounding properties indicates that nearby wells commonly report pumping rates in the range of approximately 8 to 18-igpm. These findings suggest that the subject lands are located within an area of favorable groundwater availability, providing encouraging context with respect to long-term private water supply.

Sewage disposal for the new parcels is proposed by way of a new onsite Private Sewage Treatment Systems. Based on our experience with the surrounding area, soils and near surface groundwater conditions are expected to be suitable for this purpose. Suitable area for primary and fall-back private sewage disposal systems is available on both lots.

Suitable Building Sites

In preparation for this application, elevation points were obtained from available LiDAR data from which the attached contour plan (Dwg. 3) with half metre interval contours was prepared. Both of the proposed parcels within the proposed subdivision are confirmed to contain a suitable building site which would satisfy Foothills County Municipal Development Plan 2010, Policy 9 as outlined below:

In order to determine whether the proposed lots contain a suitable building site, we used the criteria contained in Policy 9 of the Residential Section of MDP 2010, which reads:

9. All residential parcels shall have a developable area of land which:

9.1 Is not subject to the development restrictions such as those created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons or other restrictions as indicated by the MGA and the Provincial Planning Regulation.

9.2 Contains a water table and soils suitable for the construction of a residence and the wastewater disposal system to be utilized.

9.3 Does not exceed 15% in slope unless a report has been submitted to the satisfaction of the MD, prepared by a qualified Professional which indicates that the developable area is suitable for residential construction.

9.4 Meets the setback requirements of the appropriate district in the Land Use Bylaw.

9.5 Is considered developable by the Subdivision Authority.

Based on review of the proposed development area, we make the following observations and conclusions relating to the MDP Residential Policy 9:

- The proposed parcels contain sufficient developable area that is not subject to the development restrictions created by sour gas or other natural resource extraction, flooding, hazardous lands, landfills, transfer stations, sewage lagoons;
- The proposed parcels contain sufficient area that is well drained and expected to contain soils suitable for onsite private sewage disposal;
- No slopes exceeding 15% requiring a development setback are located within the lands;
- The allowable building envelopes meeting appropriate setbacks and applicable requirements per the Land Use Bylaw are shown on the attached drawings.

Development Rationale for Proposed Subdivision

The Subject Lands are located just east of Highway 2 and north of 338th Ave E, allowing easy access to Foothills County, the City of Calgary and Okotoks for employment and shopping. As evidenced from the numerous Country Residential parcels in the region, this area is attractive for Country Residential development given the suitable topography, good drainage and ease of access to urban centres and regional transportation routes.

Country Residential (CR) District zoning density rules allow for one lot for every 5 acres on title. The area of the Subject Lands is 11.54-acres, therefore, the allowable number of CR lots would be 2. Further, within the parent quarter section, there are a total of 14 private lots, including the subject lands, plus a Municipal Reserve Lot. This application proposes 1 new CR-A parcel with a CR-A remainder parcel.

Planning Guidance

MDP 2010

We have viewed the proposed subdivision in light of the criteria outlined in the Agricultural and Residential sections of the Foothills County Municipal Development Plan 2010 (MDP) and provide the following comments:

- The land uses within the region are generally mixed Country Residential and Agricultural. The proposed Country Residential uses contemplated with this application are compatible with current and future surrounding uses.
- Extensive agricultural uses on the lands are not suitable due to topography and parcel size constraints.
- The proposed parcels contain gentle topography that contain building sites well suited for Country Residential development.
- The creation of the proposed lots is not expected to have negative environmental impact on the subject or surrounding lands. Dedication of Overland Drainage easement area protects existing drainage areas within the property.

Growth Management Strategy

Foothills Growth Management Strategy: Central District Overview

The subject lands are situated within the Central District, as detailed in the Foothills Growth Management Strategy (GMS). According to Section 4.5 of the GMS, entitled “Managing Growth in the Central District,” this area has been identified as the primary district intended to accommodate the bulk of Foothills County’s future growth and development. This strategic designation underscores the

importance of the Central District in facilitating long-term planning objectives and supporting sustainable expansion within the County.

Over the years, the surrounding area has experienced substantial Country Residential development. The subject lands benefit from their proximity to major transportation routes, as well as convenient access to both the City of Calgary and Okotoks. These locational advantages make the subject lands particularly well-suited for further Country Residential development, reinforcing their role within the broader framework of the County's planned growth.

Closure

We thank you for your consideration and trust we have provided sufficient information for Council's approval of this application. Please feel free to contact the undersigned should you require any additional information or have any questions.

Sincerely,

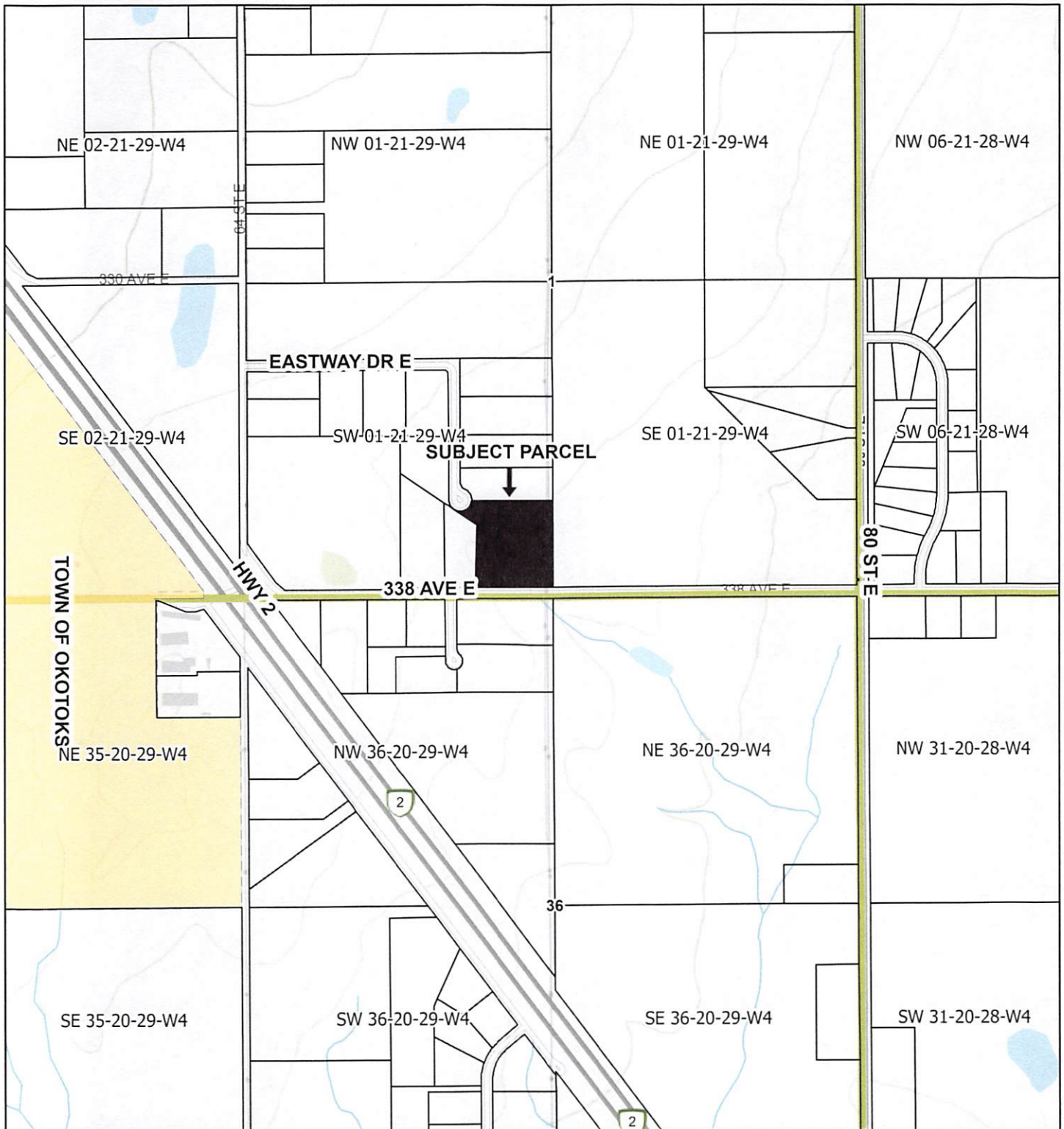
Badke Consulting Ltd.



Jeff Badke, Principal Consultant

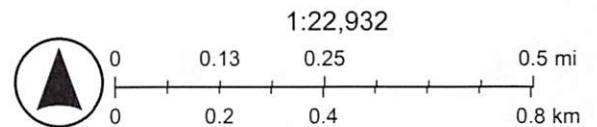
cc. East-West Renovations Ltd. (Obanel Espejel), Landowner

Location Map Ptn. SW 01-21-29 W4M; Pln 0911874, Blk 3, Lt 5

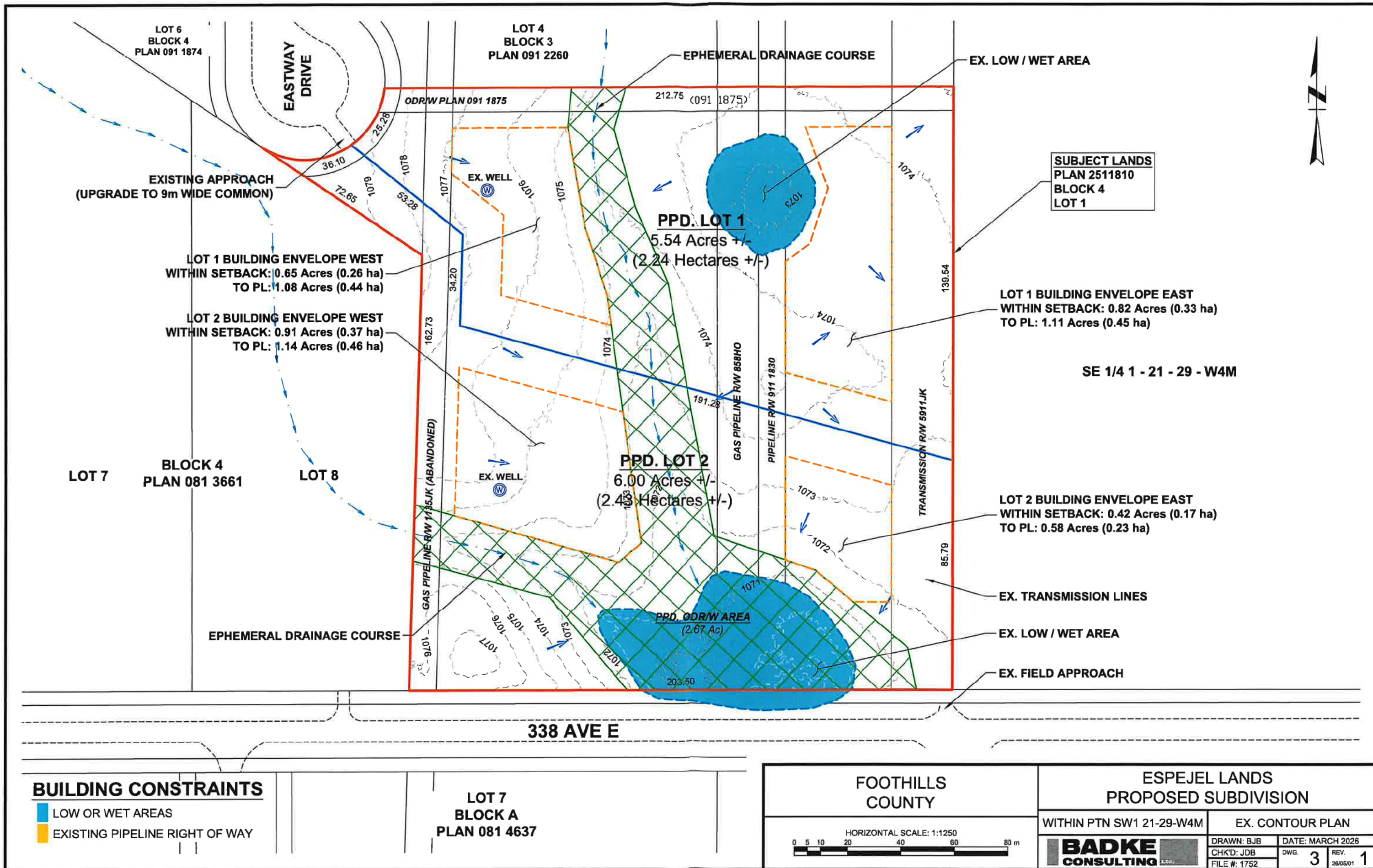


2026-06-10, 9:36:06 a.m.

-  Parcels
-  Settlement
-  Town
-  Townships
-  Canada_Hillshade



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

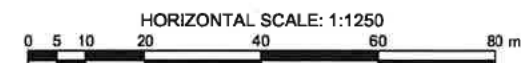


BUILDING CONSTRAINTS

- LOW OR WET AREAS
- EXISTING PIPELINE RIGHT OF WAY

LOT 7
BLOCK A
PLAN 081 4637

FOOTHILLS
COUNTY



ESPEJEL LANDS
PROPOSED SUBDIVISION

WITHIN PTN SW1 21-29-W4M

EX. CONTOUR PLAN

BADKE
CONSULTING

DRAWN: BJB	DATE: MARCH 2026
CHK'D: JDB	DWG. 3 REV. 1
FILE #: 1752	26/05/01