



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
Email: planning@foothillscountyab.ca

www.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, Marnie White & Hamed Amiri
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 + 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. 15 twp. 22 range 2 west of 5 meridian.
Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 141 252 432

TO: (Choose One)

☒ Redesignate from Agricultural District (A) to one (1) new Country Residential (CR) and Agricultural Balance

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) ±50.0 Ac (±20.2 Ha) Size of proposed parcel(s) ±6.50ac (±2.64ha) new CR lot & ±43.50ac (±17.60ha) balance lot

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

To facilitate future subdivision to create one (1) new Country Residential (CR) lot ±6.50ac in size, to separate the existing residence and accessory buildings from the Agricultural balance parcel ±43.50ac in size. Please refer to the attached cover letter for additional details.

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 July 7, 2026 Signed Robyn Erhardt

Landowner Information	Agent Information
	Phone No. <u>403.300.2220 x 402</u>
	Address: <u>110 - 259 Midpark Way SE Calgary, AB T2X 1M2</u>

I consent to receive documents by email: ☒ Yes ☐ No	I consent to receive documents by email: ☒ Yes ☐ No
Email Address:	Email Address: <u>robyn@twpplanning.com</u>

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.

July 7, 2026 Robyn Erhardt
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.

Foothills County
Box 5605
High River, AB
T1V 1M7

July 7, 2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Redesignation to the Country Residential District (CR), to allow for the creation of one (1) CR lot of $\pm 6.50\text{ac}$ ($\pm 2.64\text{ha}$) along with a $\pm 43.50\text{ac}$ ($\pm 17.60\text{ha}$) Agricultural balance parcel on land legally described as "that portion of the north west quarter which lies south of a line which is 1815 feet south of and parallel with the northerly boundary of said section NW 15-22-02 W5M, consisting of $\pm 50.0\text{ac}$ ($\pm 20.2\text{ha}$) in Foothills County.

Landowner: Marnie White & Hamed Amiri

Dear Mrs. Payne,

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

- A formal application for Land Use Redesignation to Country Residential (CR) District to allow for creation of one new CR parcel of $\pm 6.50\text{ac}$ ($\pm 2.64\text{ha}$) along with a $\pm 43.50\text{ac}$ ($\pm 17.60\text{ha}$) Agricultural balance parcel;
- The Agency Agreement allowing Township Planning + Design to act as agent for the Landowner(s);
- A Credit Card Authorization for the applicable fee of \$1,600 for the Land Use Amendment (\$100 filing fee + Initial Application Fee of \$1,500 per lot);
- 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:

Purpose

The proposed land use redesignation from Agriculture District to Country Residential is intended to facilitate a future subdivision to create one additional Country Residential (CR) lot, $\pm 6.50\text{ac}$ ($\pm 2.64\text{ha}$) in size, containing the existing residence. The intent is to separate the existing residence from the agricultural balance to reduce the total area of land in the landowners' Title while allowing them to retain their livestock, greenhouse, and garden. The balance parcel will be 43.50 acres and will remain in the Agricultural District. The subject site is located east of 144 Street W and of the Ann and Sandy Cross Conservation Area. Following subdivision, there will be 11 CR parcels on the quarter section, which remains well below the maximum parcel density allowed in accordance with the CR District of the Land Use Bylaw (maximum parcel density of 32 CR lots per quarter section).

Land Use Context:

The subject site is surrounded by CR parcels on north, Agricultural parcels on east and south, and Environmental Protection lands to the west. The lands from Highway 22x along 144 Street W have experienced significant country residential development, and the greater area is characterized by CR parcels interspersed amongst the agricultural land. The proposed application is consistent with the existing pattern of CR development along 144 Street W to the north, maintains the rural



character of the area, does not introduce development that would negatively impact the environmentally protected lands on the west, and it allows for continued agricultural uses on the balance parcel.

The subject site is located within the Northwest District of the Foothills County Growth Management Strategy, which allows for minimal to moderate growth country residential development. The proposed application introduces one additional CR parcel in an area where CR development is already well established and is sensitively integrated with the surrounding land use context.

Access and Existing Conditions

The subject site is accessed from 144 Street W, and there are two existing approaches from 144 Street W which will be retained to provide access to each parcel. The subject parcel is characterized by sloping land from northwest to northeast, and the balance parcel will retain a mature stand of trees.

The proposed new Country Residential lot is situated in the southwest corner of the subject site to utilize the existing driveway and contain the current residence. The proposed rectangular parcel is designed to retain the existing house, well, septic field, accessory structures and the goat grazing field on the proposed parcel. The proposed parcel is intentionally designed to provide an area suitable for the landowners to retain their existing livestock, garden, and greenhouse while maintaining a large agricultural balance parcel. Livestock numbers on the proposed parcel will conform with Policy 10.1 of the Land Use Bylaw.

The subject site currently contains an existing residence and five accessory structures. The new lot will retain the existing residence and four accessory structures which includes two animal shelters, a greenhouse, and one chicken coop for a total cumulative area of 60.3 sq.m for the accessory structures. A previous Development Permit (DP#17D 194) was approved to grant a relaxation to the setback for the chicken coop. The balance parcel will retain the fifth accessory structure an existing hay shed with an area of +/- 80.8 sq.m. The accessory structures comply with the maximum size and number of accessory structures allowed on the parcel following Table 4.2.1.7A of Foothills County Land Use Bylaw.

Servicing

The subject parcel has two existing wells. One is near the existing residence and the other well is towards the center of the site on the balance lot. The proposed new lot will be serviced by the existing water well and existing septic treatment system on the parcel.

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

Sincerely,

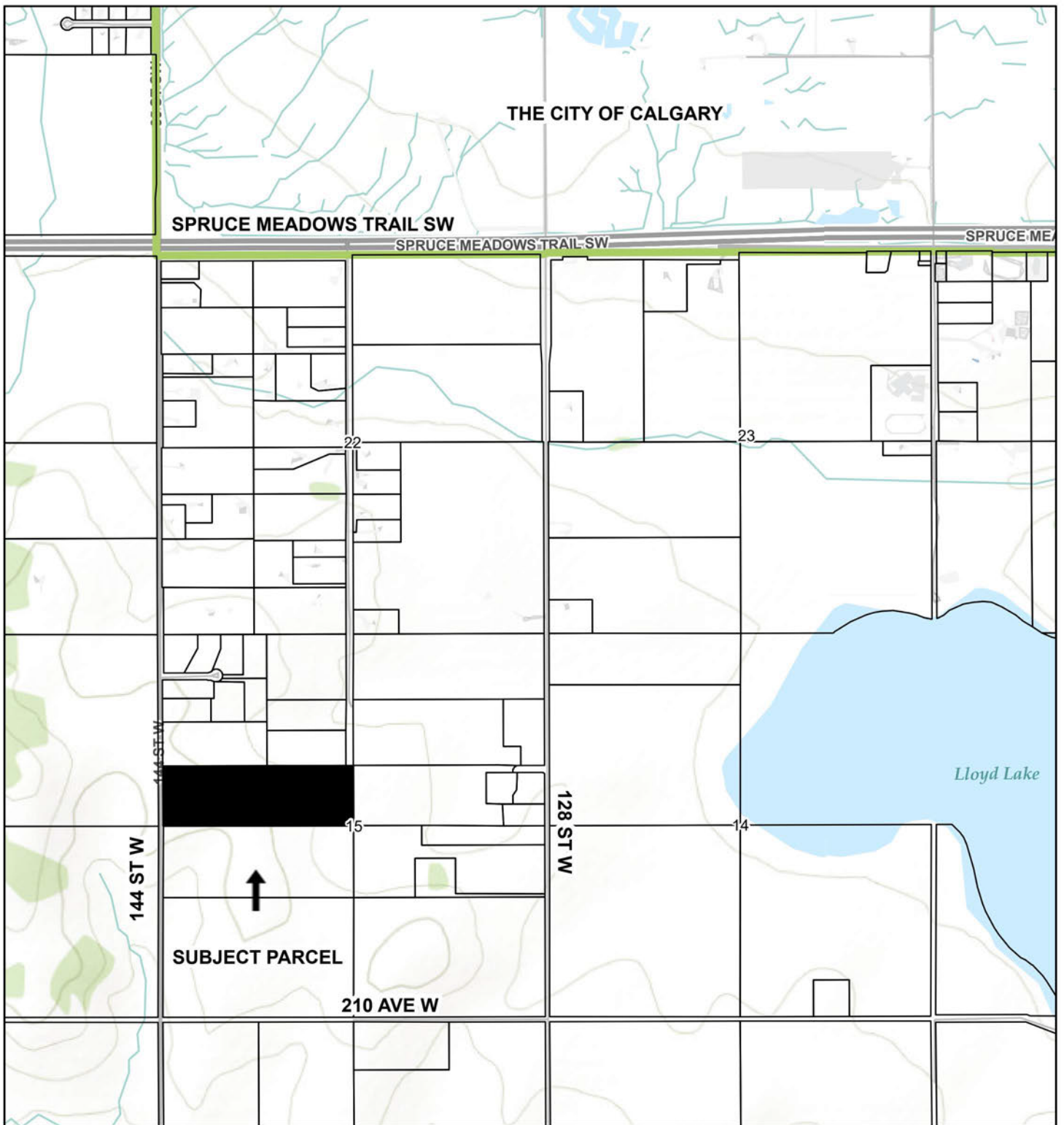
Township Planning + Design Inc.



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

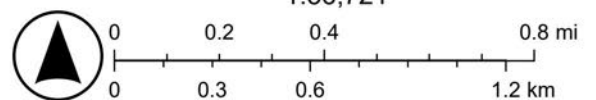
Cc: Marnie White - Landowner &
Hamed Amiri - Landowner

Location Map Ptn. NW 15-22-02 W5M



2026-07-27, 12:12:54 p.m.

- Parcels
- Townships
- Canada_Hillshade



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

CLIENT
MARNIE WHITE & HAMED AMIRI

PROJECT NUMBER
26-029

LEGAL ADDRESS
NW 15-22-2 W5M

±50.0ac (20.20ha)

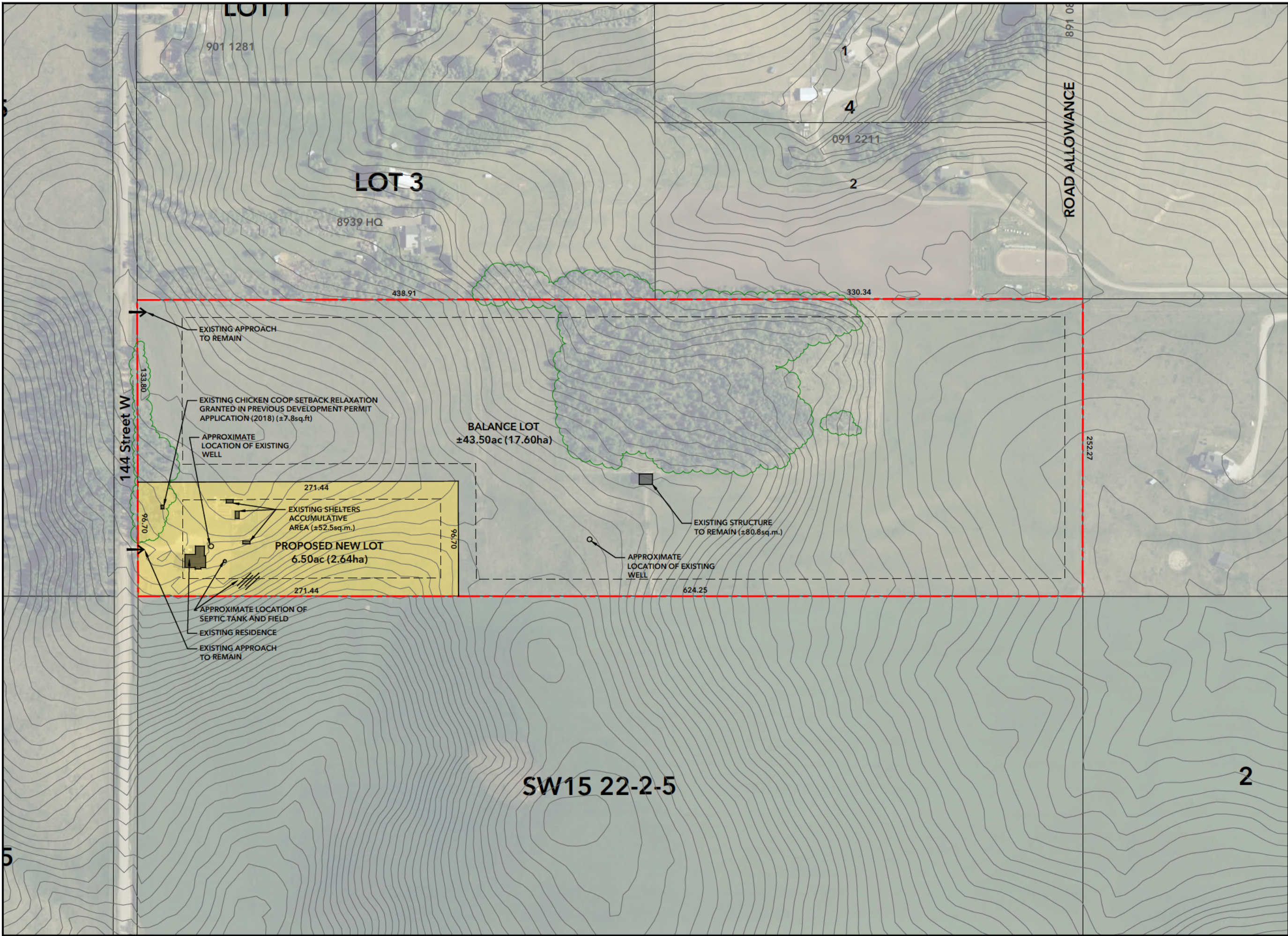
DATE
July 2, 2026

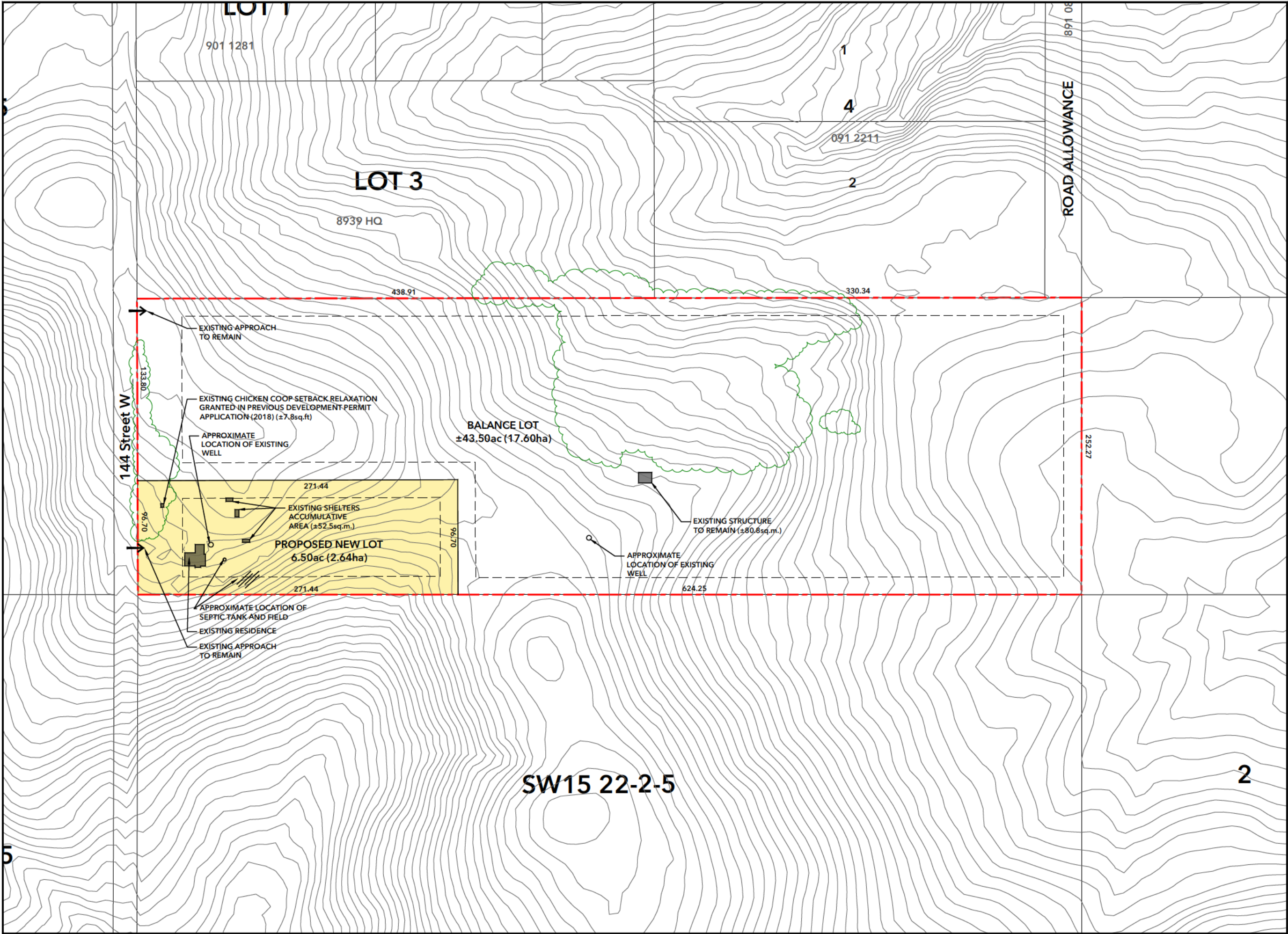
LAND USE REDESIGNATION
AND SUBDIVISION
SITE PLAN

N SCALE
1:3000

SHEET

S1
SITE PLAN





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MARNIE WHITE & HAMED AMIRI

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