Application for Amendment to Land Use Bylaw

Foothills County **www.foothillscountyab.ca**
309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880
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, 2599120 Alberta Inc. (c/o Ahmed Raheem)
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 NW 1/4 sec. 15 twp. 21 range 29 west of 4 meridian.

Being all parts of lot _____ block 5 Reg. Plan No. 9310080 C.O.T. No. 241 213 669
and; Block 3 Reg. Plan No. 911 0708 C.O.T No.: 241 213 669 +1

TO: (Choose One)

☐ Redesignate from _____ to _____

☑ Amend the Land use Bylaw by Allowing for future subdivision of 4 new lots

Size of existing parcel(s) 8.21-hectares (20.29-acres)
8.1-hectares (20.02-acres)

Size of proposed parcel(s) Lot 1: 2.14-ha (5.28-ac)
Lot 2: 1.83-ha (4.51-ac)
Lot 3: 1.22-ha (3.02-ac)
Lot 4: 2.32-ha (5.72-ac)

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

In accordance with Section 13.1.6.1 of the Foothills County Land Use Bylaw, Country Residential District, a land use amendment approval is required to enable the future subdivision of the subject lands into 4 additional lots. Further information is provided in the attached planning rationale report.

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 May 15, 2026 Signed _____

Landowner Information

[redacted]

Agent Information

Phone No. (403) 982-7773
Address: PO Box 238 Station Main
Okotoks, Alberta T1S 1A5
I consent to receive documents by email: X 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.

May 15, 2026
Date

Signature of ~~Owner~~ Agent

Is there an access or safety concern with respect to a site inspection: _____ Yes X 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.

BADKE CONSULTING Ltd.
Civil Engineering · Planning · Surveying

Unit 17, 109 Stockton Point
PO Box 238, Okotoks, Alberta T1S 1A5
(403) 982-7773 | info@badkeconsulting.com

May 25, 2026

Foothills County
P.O. BOX 5695,
High River, Alberta
T1V 1M7
Attention: Samantha Payne, Manager of Planning Applications

Re: **2599120 Alberta Inc. (Raheem)** – Proposed 4-Lot CR Subdivision
Land Use Bylaw Amendment
Plan 9310080; Block 5, Plan 9110708; Block 3 within NW 15-21-29-W4M,

The attached application is being made by Badke Consulting Ltd. on behalf of 2599120 Alberta Inc. (care of Ahmed Raheem, owner), landowner of the Subject Lands which are 8.21-hectares (20.29-acres) and 8.10-hectares (20.02-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 four (4) new Country Residential parcels with a Country Residential remainder parcel.

- The new CR parcels are proposed to range between 1.22-hectares (3.02-acres) and 2.32-hectares (5.72-acres) more or less.
- The combined remainder of Block 5, Plan 9310080 and Block 3, Plan 9110708 is proposed to be 8.29-hectares (20.50-acres) in area, more or less.
- 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.
2. Credit card authorization for the $6,100 application fee that is: $1500 time 4 new lots, plus $100 filing fee.
3. Area context plan, orthophoto, contour and lot plans, identifying the proposed and remainder parcels.
4. Current Land Titles.
5. Letter of Authorization from the landowner.
6. 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,

Jeff Badke, Principal Consultant

Land Use Bylaw Amendment

2599120 Alberta Inc. Lands

Plan 9310080, Block 5

Plan 9110708, Block 3

PTN NW 15 – 21 – 29 – W4M

Prepared By:

BADKE CONSULTING Ltd.
Civil Engineering · Planning · Surveying

Prepared For:

2599120 Alberta Inc. (Ahmed Raheem)

May 2026

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Raheem Lands

Proposed 4-lot Country Residential Subdivision

Location of Subject Lands

The subject lands on which the Country Residential subdivision is proposed are located within the northwestern portion of Division 7 in the northeastern portion of Foothills County. The lands are located approximately 5 kilometres north of the Town of Okotoks, east of Highway 2 and 296 Avenue E.

Legal Description

The Subject Lands are legally described as:

PLAN 9310080 BLOCK 5 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 8.21 HECTARES (20.29 ACRES) MORE OR LESS TITLE NUMBER: 241 213 669	PLAN 9110708 BLOCK 3 EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 8.1 HECTARES (20.02 ACRES) MORE OR LESS TITLE NUMBER: 241 213 669 +1

These lands are identified on the attached plans and are registered to 2599120 Alberta Inc., which is owned by Ahmed Raheem.

Zoning

The subject lands are currently designated Country Residential (CR). This application proposes an amendment to the Foothills County Land Use Bylaw to facilitate the future subdivision of four (4) additional CR parcels.

Area Description

Regional Context

The subject lands are located in southern Alberta within Foothills County, approximately 5 kilometres north of the Town of Okotoks and immediately west of Highway 2. The surrounding area is characterized by rural residential development interspersed with agricultural lands, consistent with the prevailing Country Residential land use pattern in this portion of the County. Regional development density is low, with large rural parcels accessed primarily via paved municipal roadways, and Highway 2 provides direct regional connectivity to Okotoks and the Calgary metropolitan area.

Subject Lands Context

The subject lands are a rural parcel characterized by open grassed areas, shelterbelts, scattered mature vegetation, and gently rolling topography typical of the Foothills region. Land cover consists of pasture and naturalized areas, with localized drainage features and tree cover influencing soil moisture and surface conditions.

These characteristics are typical of lands in the broader area that have historically supported both agricultural use and low-density rural residential development.

Review of available LiDAR elevation data indicates that the subject lands have mild to moderate slopes typical of the local Foothills landscape. Topography is generally gradual and uniform, with no abrupt elevation changes or steep terrain features. A shallow ephemeral drainage course crosses the central portion of the lands and conveys surface drainage generally northward before joining another drainage course north of the site.

The site's gradual relief reflects established surface drainage patterns and contributes to generally consistent conditions across the lands. These topographic characteristics are typical of surrounding parcels and are consistent with lands used for both agricultural and low-density rural residential purposes.

Historically, a 2011 subdivision created four Country Residential parcels served by 296 Avenue E., a municipal-standard paved roadway that included a paved cul-de-sac within a temporary access easement over portions of Lots 3 and 4, Block 4, Plan 111 0888.

Proposed Subdivision

The subject lands consist of two titled parcels, Block 3, Plan 911 0708 and Block 5, Plan 931 0080. The configuration of these parcels reflects the manner in which lands in the area have evolved through earlier subdivisions and changes in ownership over time. Both of these parcels include a 24.38m (80-ft) wide panhandle.

The current subdivision concept builds on the previously noted 2011 subdivision by extending 296 Avenue E. approximately 120-metres eastward to provide access to the proposed parcels and the remainder lands. An additional 44-metres of road right of way would be dedicated to accommodating the extension. The extension would terminate in a new temporary cul-de-sac, while the existing cul-de-sac—constructed within an easement area (Access R/W Plan 111 0889) —would be removed. Access to the new lots would thereafter be provided via new approaches connected to the extended internal roadway, and lands previously occupied by the existing cul-de-sac would be reclaimed and returned to their respective landowner's use.

The proposed subdivision includes the creation of four (4) new Country Residential parcels (PPD Lots 1–4), arranged to take advantage of the extended internal roadway while respecting existing development patterns and site conditions. The new CR lots range in size from 1.22-hectares (3.02-acres) to 2.32-hectares (5.72-acres) more or less.

The combined remainder of Block 5, Plan 9310080 and Block 3, Plan 9110708 is proposed to be 8.29-hectares (20.50-acres) in area, more or less. A 30-metre wide panhandle serves as placeholder for future road

The subdivision layout provides direct municipal-standard access, appropriate parcel sizing, and logical integration with the established road network serving the area.

Environmental Reserve Easement

To protect the ecological and drainage functions of the ephemeral drainage course crossing the subject lands, an 8.70-acre Environmental Reserve Easement (ERE) is proposed. The use of an

ERE, rather than a dedicated Environmental Reserve parcel, allows the proposed sizing of Lots 3 and 4 to be maintained. It also provides additional security because the protected area remains within privately held land, unlike dedicated Environmental Reserve lands, which can sometimes be perceived as publicly accessible and useable. Retaining the area as an ERE helps reinforce private ownership and stewardship, thereby reducing the potential for nuisance issues such as unauthorized access, littering, and other forms of disturbance.

At the southern property boundary, the drainage course is relatively broad, with a channel bottom approximately 70 metres wide and no clearly defined side slopes. Toward the northern property boundary, the channel narrows to roughly 16 metres and exhibits more defined banks. In these areas, the vertical difference between the top and bottom of slope is approximately 1.0 metre.

The proposed ERE boundaries have been established to provide a minimum 15-metre horizontal setback from areas with well-defined banks to the edge of the easement. In locations where banks are not clearly defined, the boundary is based on maintaining at least a 1.0-metre elevation difference between the drainage bottom and the ERE limit. Overall, the proposed ERE varies from approximately 60 to 100 metres in width, centred on the drainage course. A 30-metre-wide gap between the northerly 4.00-acre and southerly 3.70-acre portions of the proposed ERE area has been left to accommodate future extension of the 296 Avenue road right of way.

Boundary Adjustment

In addition to the four new Country Residential parcels, a future boundary adjustment is proposed with the adjacent owners of Block 6, Plan 931 0080, Jim and Loretta McDonald. Under this adjustment, a 1.60-acre portion of the respective Raheem lands' southerly 80-foot-wide panhandle would be consolidated with the McDonald property, and a 0.70-acre portion of the McDonald property would be consolidated with the southeastern side of the Raheem lands. The boundary adjustment areas are shown on the site plans.

Future Development Shadow Plan

The proposed combined 20.50-acre remainder parcel configuration has been designed to accommodate and support the orderly future development of these lands. To assist Foothills County Council and Administration in evaluating the future development potential of the remainder parcel, a shadow plan has been prepared to illustrate a potential development scenario. Based on Foothills County's Land Use Bylaw density rules, the proposed remainder would be the final parcel within the parent quarter section that could be subdivided.

Subdivision Servicing

Access

The subject lands are currently accessed via 296 Avenue E., a municipal-standard paved internal road terminating in a cul-de-sac. 296 Avenue E. intersects with 1032 Drive E., which functions as a service road providing convenient southbound access to the Highway 2 / 306 Avenue E. interchange. North of the subject lands, 1032 Drive E. transitions into 32 Street E., which connects with Highway 552 and provides additional regional access.

As described in the proposed subdivision layout, 296 Avenue E. is planned to be extended approximately 120-metres eastward, terminating in a new cul-de-sac complete with a temporary cul-de-sac access easement. At this time, a temporary graveled cul-de-sac is proposed until the remainder parcel is further subdivided in the next few years.

Access to the proposed new lots would be provided via municipal-standard approaches along the extended 296 Avenue E. roadway, as well as from the new cul-de-sac serving the remainder lands. The proposed access arrangement builds upon the established internal road system and provides safe, direct, and orderly access consistent with Foothills County standards.

With the extension of the internal road, the existing paved cul-de-sac would be removed, and access for the existing homes on Lots 3 and 4 Plan 111 0888 would be accommodated through new municipal-standard approaches and driveway connections to the modified roadway. Lands currently occupied by the existing cul-de-sac would be reclaimed, access easement discharged and use returned to the affected landowners.

Water and Sewage

The Land Use Bylaw requirements under the CR 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".

Water servicing is proposed through individual new water wells for residential use. A new well has been drilled on the subject lands within proposed Lot 2 and was pump tested for 12 hours, demonstrating a sustained production rate of 5 imperial gallons per minute. In addition, a review of wells in the surrounding area indicates production rates ranging from 3.5 to 5 imperial gallons per minute. These production rates indicate good potential for drilling new wells on the remaining proposed lots that would meet the requirements of the Alberta Water Act for residential use.

Sewage disposal for the new Country Residential parcels is proposed by way of onsite Private Sewage Treatment Systems (PSTS). Based on our experience in the surrounding region, supported by review of AGRASID data, soils and near surface groundwater conditions are anticipated to be suitable for residential PSTS, subject to detailed design at the subdivision and development stage.

Utilities

Utilities immediately adjacent to the subject lands were originally established as part of the 2011 subdivision and include overhead electrical power and buried natural gas infrastructure. These services are accommodated within a 6.0-metre common utility right-of-way that parallels and surrounds the internal road right-of-way along 296 Avenue E.

As part of the proposed subdivision, the common utility right-of-way would be extended to follow the proposed road extension and new cul-de-sac, allowing for the orderly continuation of electrical and gas services to the proposed Country Residential parcels and accommodating future development.

Development Rationale

The subject lands are located approximately 5-kilometres north of the Town of Okotoks and immediately east of Highway 2, providing convenient access to regional transportation routes and

nearby urban centres for employment, services, and commercial needs. The area is characterized by a well-established pattern of Country Residential development supported by municipal road infrastructure and direct connectivity to the broader Foothills County road network.

The prevalence of Country Residential parcels throughout the surrounding area reflects the ongoing suitability and demand for this form of development, which is well-suited to the local landscape and access conditions. These same characteristics supported earlier subdivision activity in the area and continue to support the proposed subdivision, which represents a logical and incremental extension of existing development patterns consistent with the rural residential character of the area.

Planning Guidance

MDP 2010

The proposed subdivision has been reviewed in the context of the Residential policies of the Foothills County Municipal Development Plan (MDP) 2010. The proposal is consistent with the MDP direction supporting rural residential development where it is compatible with the surrounding area and can proceed in an orderly manner.

The proposal also aligns with broader MDP objectives respecting appropriate land use, orderly development, and the avoidance of undue adverse impacts on adjacent lands.

Growth Management Strategy

The subject lands are located within the Central District of the Foothills County Growth Management Strategy (GMS), which identifies this area as accommodating a significant share of future County growth. The Central District is intended to support development in locations that benefit from access to regional transportation routes and nearby service centres.

Given the lands' location north of Okotoks and within an established rural residential area, the proposal is consistent with the broader growth pattern envisioned for the Central District.

Closure

In summary, the proposed four-lot Country Residential subdivision is a logical extension of existing development in the area and is supported by access, servicing, physical site characteristics, and the relevant planning policy context. Collectively, these considerations demonstrate that the proposal is both appropriate and supportable. We therefore respectfully request Council's favourable consideration and approval of the application. If any additional information would assist in the review of this proposal, we would be pleased to provide it.

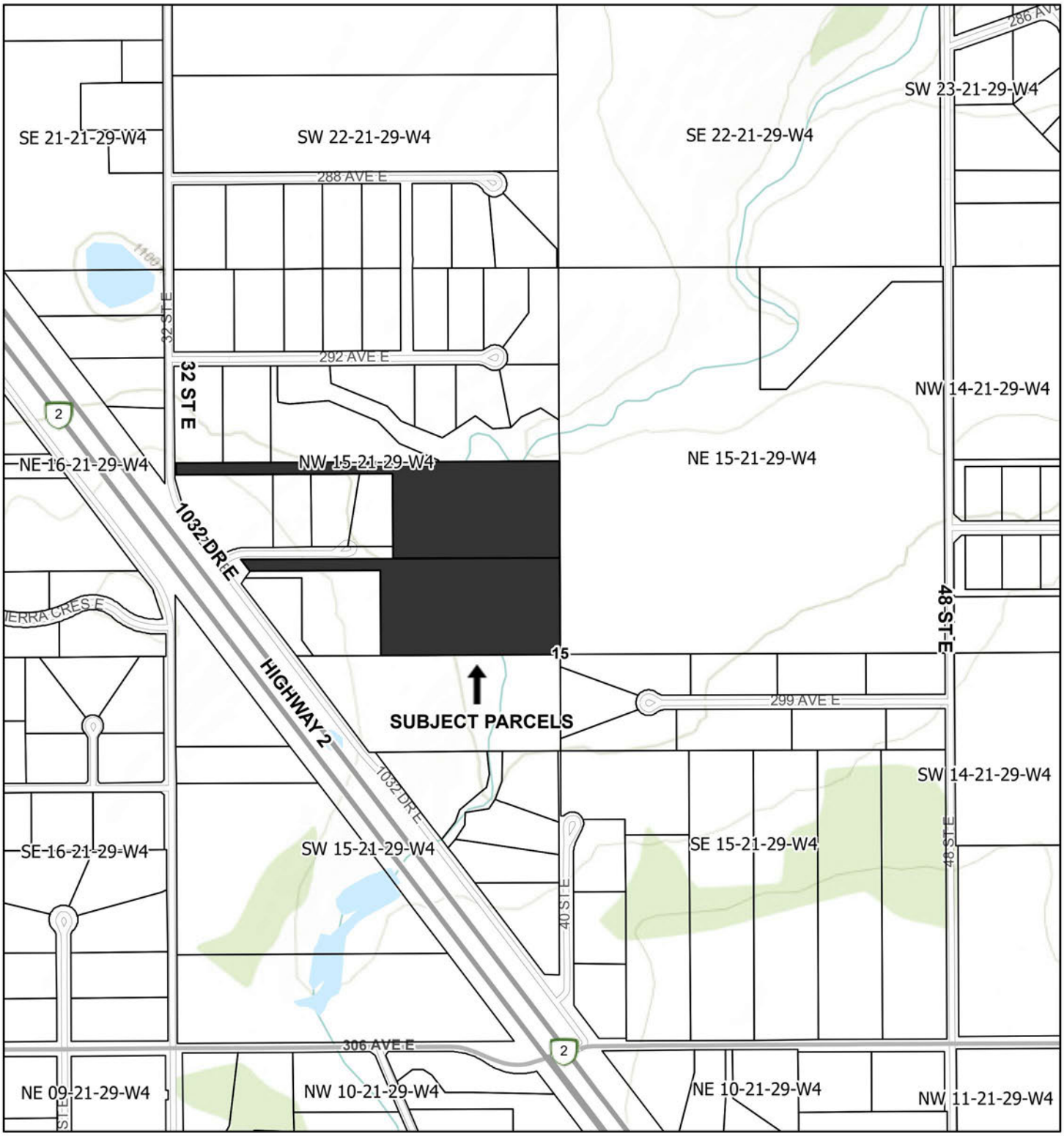
Sincerely,

Badke Consulting Ltd.



Jeff Badke, Principal Consultant

Ptn. NW 15-21-29 W4M; Plan 9310080 Blk 5 & Plan 9110708 Blk 3



2026-06-18, 10:33:36 a.m.

1:18,248

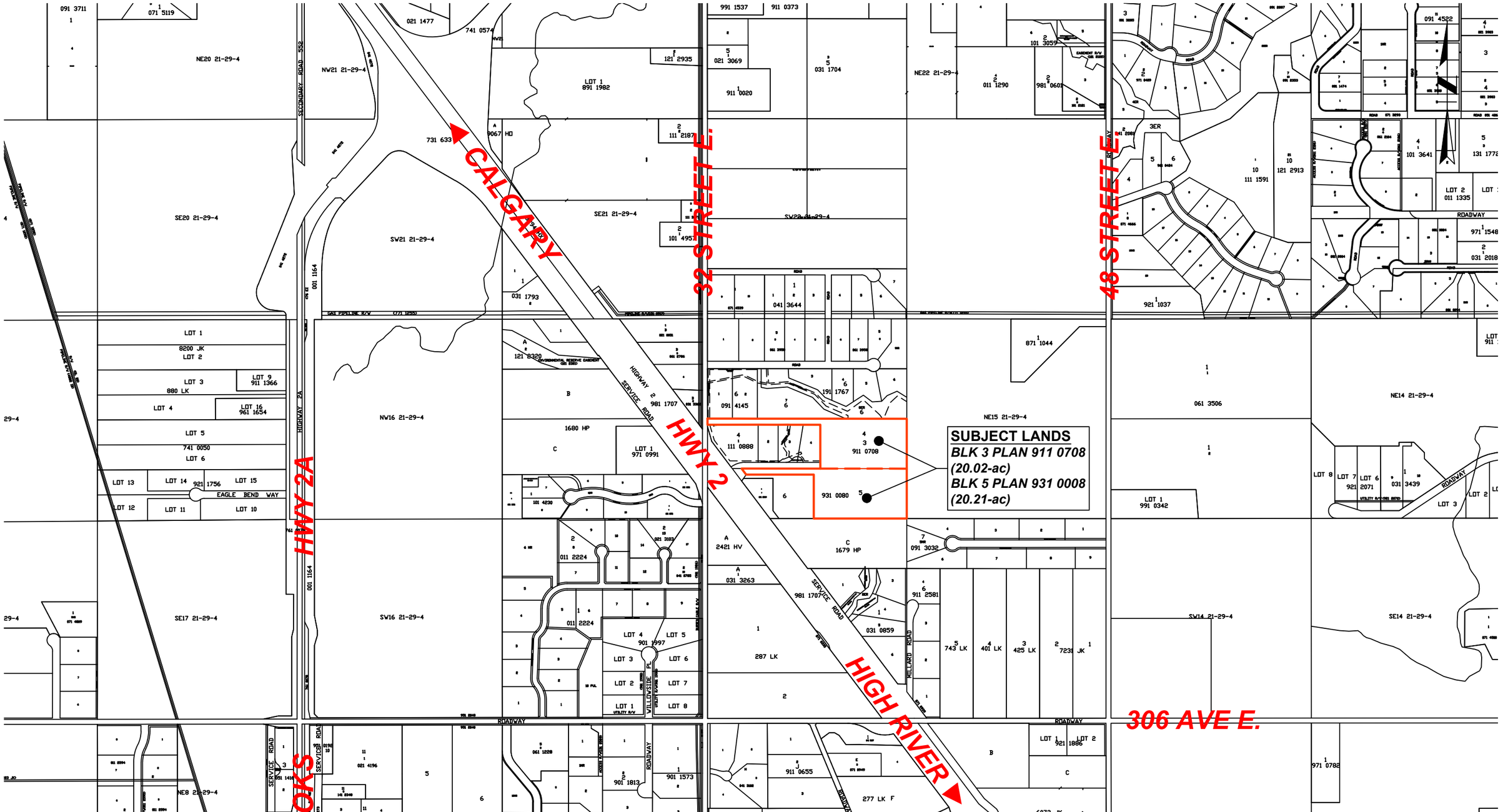
0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Parcels

Canada_Hillshade

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



FOOTHILLS COUNTY

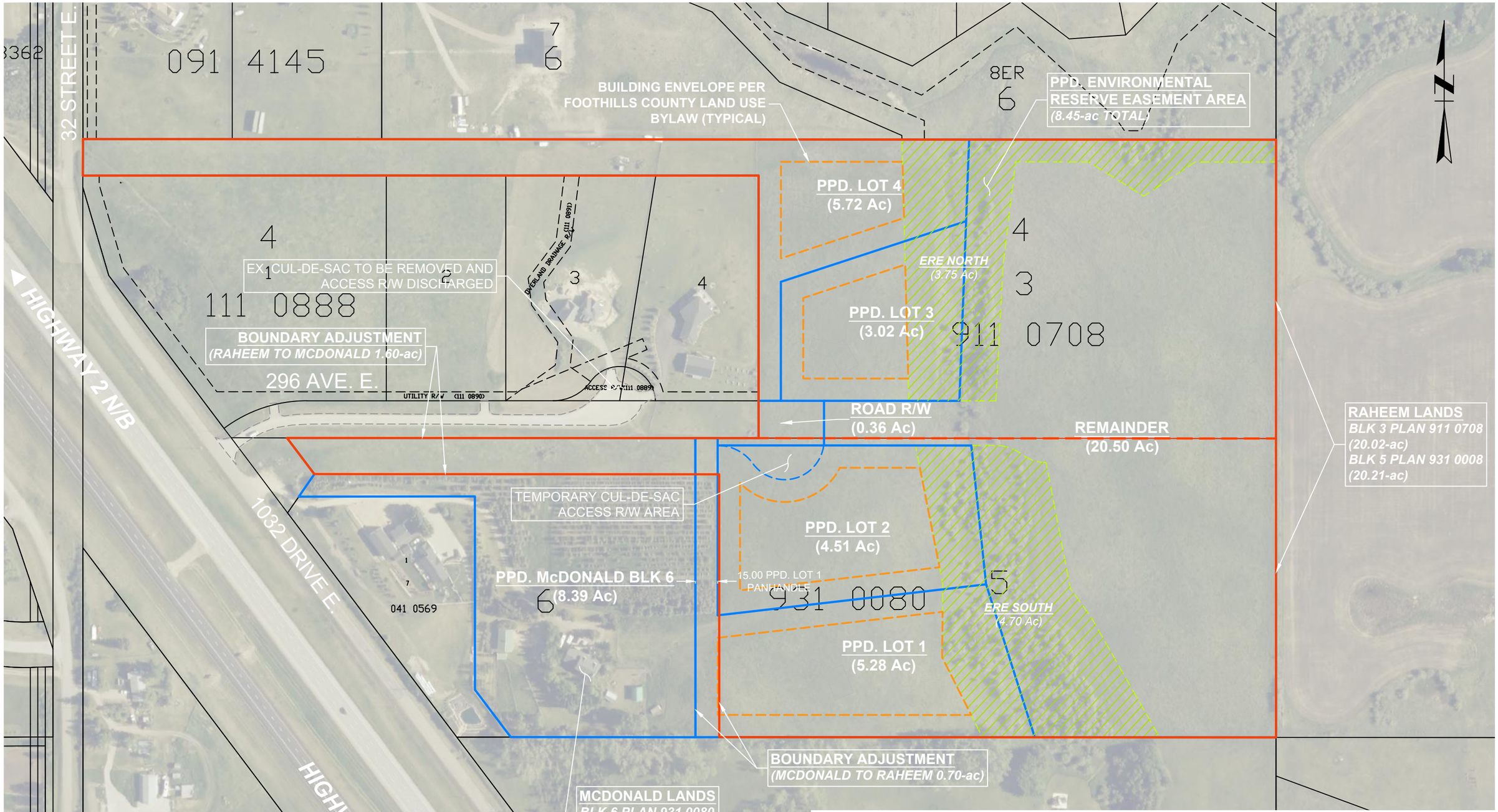
2599120 Alberta Inc. (Raheem) Lands
Proposed Subdivision

NW 1/4 15 - 21 - 29 - W4M

AREA CONTEXT PLAN

BADKE CONSULTING LTD.
(403)982-7773

DRAWN: BJB | DATE: MAY 2026
CHK'D: JDB | DWG. 1 | REV. -
FILE #: 1717.cA | --



FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2000

0 10 20 40 80 120 m

2599120 Alberta Inc. (Raheem) Lands Proposed Subdivision

NW 1/4 15 - 21 - 29 - W4M

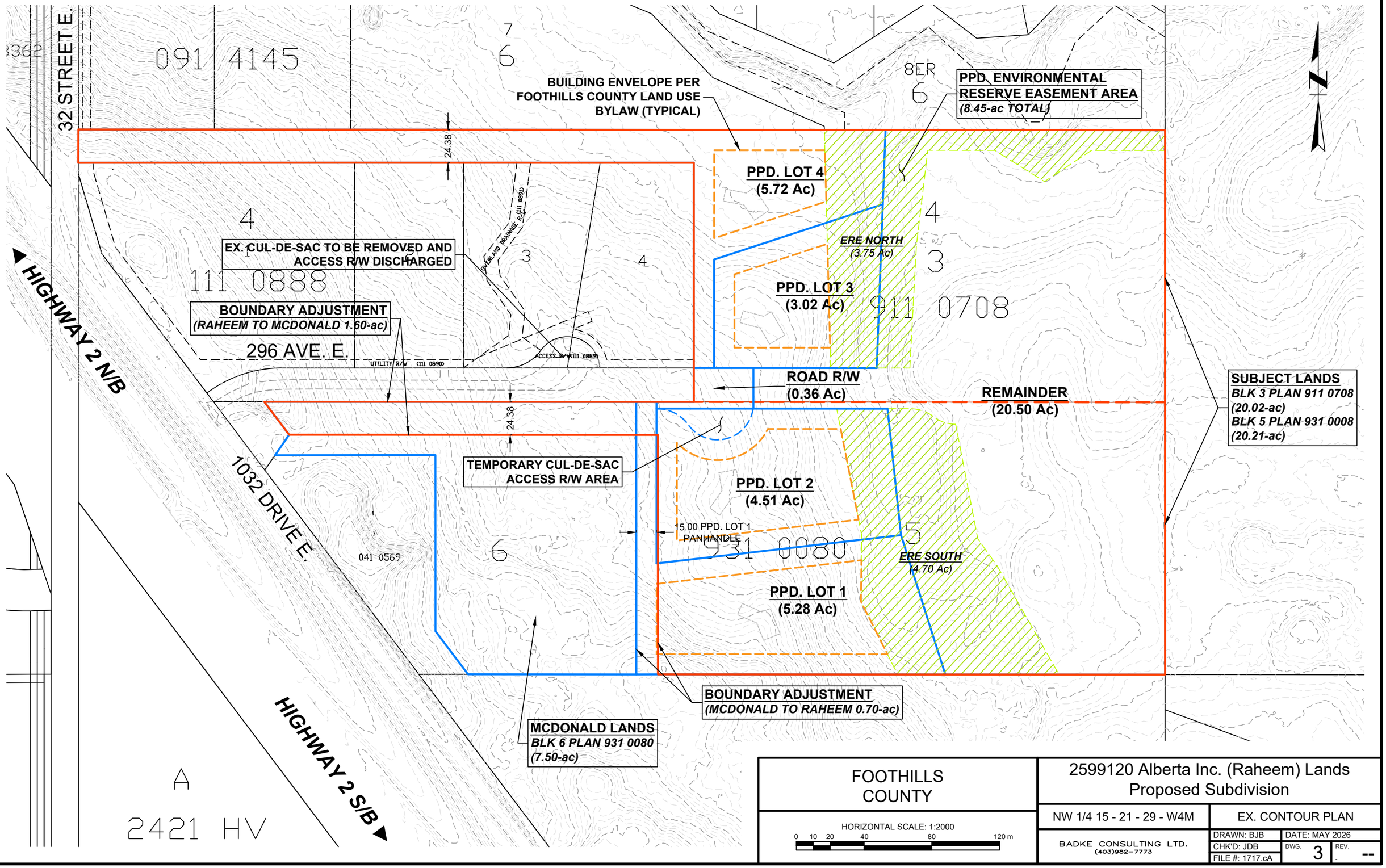
ORTHOPHOTO PLAN

BADKE CONSULTING LTD.
(403)982-7773

DRAWN: BJB | DATE: MAY 2026

CHK'D: JDB | DWG. 2 | REV. --

FILE #: 1717.cA



FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2000

0 10 20 40 80 120 m

2599120 Alberta Inc. (Raheem) Lands
Proposed Subdivision

NW 1/4 15 - 21 - 29 - W4M

EX. CONTOUR PLAN

BADKE CONSULTING LTD.
(403)982-7773

DRAWN: BJB | DATE: MAY 2026
CHK'D: JDB | DWG. 3 | REV. --
FILE #: 1717.cA

32 STREET E.

HIGHWAY 2 N/B

HIGHWAY 2 S/B

1032 DRIVE E.

296 AVE. E.

091 4145

3362

041 0569

2421 HV

A

BUILDING ENVELOPE PER FOOTHILLS COUNTY LAND USE BYLAW (TYPICAL)

PPD. ENVIRONMENTAL RESERVE EASEMENT AREA (8.45-ac TOTAL)

EX. CUL-DE-SAC TO BE REMOVED AND ACCESS R/W DISCHARGED

111 0888

BOUNDARY ADJUSTMENT (RAHEEM TO MCDONALD 1.60-ac)

OVERLAND DRAINAGE R/W (111 0890)

UTILITY R/W (111 0890)

ACCESS R/W (111 0889)

TEMPORARY CUL-DE-SAC ACCESS R/W AREA

PPD. LOT 4 (5.72 Ac)

PPD. LOT 3 (3.02 Ac)

PPD. LOT 2 (4.51 Ac)

PPD. LOT 1 (5.28 Ac)

15.00 PPD. LOT 1 PANHANDLE

ERE NORTH (3.75 Ac)

ERE SOUTH (4.70 Ac)

ROAD R/W (0.36 Ac)

REMAINDER (20.50 Ac)

911 0708

931 0080

SUBJECT LANDS
BLK 3 PLAN 911 0708 (20.02-ac)
BLK 5 PLAN 931 0008 (20.21-ac)

MCDONALD LANDS
BLK 6 PLAN 931 0080 (7.50-ac)

BOUNDARY ADJUSTMENT (MCDONALD TO RAHEEM 0.70-ac)

204.02
204.02
80.30
100.86
69.11
454.21
206.30
24.38
24.38
15.00
54.91
131.00
120.90
80.00
15.00
29.00
91.00
200.90
26.53
5.00
25.00
274.50
24.38
30.44
18.42
118.36
130.04
39.83
124.15
16.03
114.23
93.88
181.81
201.12
107.94
212.08
162.18
200.94

FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2000
0 10 20 40 80 120 m

2599120 Alberta Inc. (Raheem) Lands
Proposed Subdivision

NW 1/4 15 - 21 - 29 - W4M

LOT PLAN

BADKE CONSULTING LTD.
(403)982-7773

DRAWN: BJB
CHK'D: JDB
FILE #: 1717.cA
DATE: MAY 2026
DWG. 4
REV. --

32 STREET E.

3362

091 4145

7
6

8ER
6

BUILDING ENVELOPE PER FOOTHILLS COUNTY LAND USE BYLAW (TYPICAL)

PPD. ENVIRONMENTAL RESERVE EASEMENT AREA
(8.45-ac TOTAL)

24.38 | 204.02 | 204.02 | 24.38 | 454.21 | 80.30 | 100.86 | 69.11 | 206.30

PPD. LOT 4
(5.72 Ac)

54.91

4

FUT. LOT 6
(3.28 Ac)

FUT. LOT 5
(4.22 Ac)

ERE NORTH
(3.75 Ac)

131.00

3

EX. CUL-DE-SAC TO BE REMOVED AND ACCESS R/W DISCHARGED

OVERLAND DRAINAGE R/W (111 0890)

111 0888

PPD. LOT 3
(3.02 Ac)

120.90

80.00

911 0708

BOUNDARY ADJUSTMENT
(RAHEEM TO MCDONALD 1.60-ac)

296 AVE. E.

15.00 | 29.00 | 91.00

UTILITY R/W (111 0890)

ACCESS R/W (111 0889)

FUT. LOT 7
(3.01 Ac)

200.90

26.53 | 5.00 | 25.00

ROAD R/W
(0.36 Ac)

FUT. ROAD R/W
(1.47 Ac)

REMAINDER
(20.50 Ac)

SUBJECT LANDS
BLK 3 PLAN 911 0708
(20.02-ac)
BLK 5 PLAN 931 0008
(20.21-ac)

274.50 | 24.38 | 15.00

30.44

18.42

118.36

TEMPORARY CUL-DE-SAC ACCESS R/W AREA

1032 DRIVE E.

114.23

PPD. LOT 2
(4.51 Ac)

93.88

15.00 PPD. LOT 1 PANHANDLE

FUT. LOT 8
(3.04 Ac)

1
7
041 0569

6

130.04

931 0080

181.81

ERE SOUTH
(4.70 Ac)

201.12

200.94

PPD. LOT 1
(5.28 Ac)

107.94

FUT. LOT 9
(5.48 Ac)

FUTURE LOT LINE SUBJECT TO SEPARATE LAND USE BYLAW AMENDMENT (TYPICAL)

39.83 | 124.15 | 16.03 | 212.08 | 162.18

BOUNDARY ADJUSTMENT
(MCDONALD TO RAHEEM 0.70-ac)

MCDONALD LANDS
BLK 6 PLAN 931 0080
(7.50-ac)

HIGHWAY 2 N/B

HIGHWAY 2 S/B

A
2421 HV

FOOTHILLS COUNTY

HORIZONTAL SCALE: 1:2000
0 10 20 40 80 120 m

2599120 Alberta Inc. (Raheem) Lands Proposed Subdivision

NW 1/4 15 - 21 - 29 - W4M

FUT. SHADOW PLAN

BADKE CONSULTING LTD.
(403)982-7773

DRAWN: BJB | DATE: MAY 2026
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