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 $ 1600.00 shall accompany this application.

Date Received: Aug 7/26 Receipt No. 463577

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Douglas W Peters & Melissa A Peters
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 NE 1/4 sec. 1 twp. 21 range 4 west of 5 meridian.

Being all parts of lot 1 block 1 Reg. Plan No. 0511925 C.O.T. No. 071 434 014

TO: (Choose One)

☐ Redesignate from _____ to _____

☑ Amend the Land use Bylaw by exemption to the Country Residential District to allow for one (1) new CR parcel with a balance CR parcel amendment

Size of existing parcel(s) ±18.29 Ac (±7.4 Ha) Size of proposed parcel(s) ±6.56ac (2.65ha) new lot & ±11.35ac (4.59ha) balance lot

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

The land use amendment is proposed to facilitate future subdivision for creation of one new parcel (±6.56ac in size), and a balance parcel of ±11.35ac which would retain the existing residence on the subject site.

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 June 22, 2026 Signed Robyn Erhardt

Landowner Information	**Agent Information**
Phone No. 4[redacted]	Phone No. 403.300.2220 x 402
Address: [redacted]	Address: 110 - 259 Midpark Way SE Calgary, AB T2X 1M2
I consent to receive documents by email: ✓ Yes ___ No	I consent to receive documents by email: ✓ Yes ___ No
Email Address: [redacted]	Email Address: robyn@twpplanning.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.

June 22, 2026 Robyn Erhardt
Date 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.

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

06/08/2026

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

RE: **Application for Land Use Amendment to the Country Residential District to allow for one (1) new parcel of ±6.56 ac (±2.65ha) with a balance parcel of ±11.35ac (±4.59ha) in size and ±0.38ac (±0.15ha) road plan dedication for land legally described as Plan 0511925, Block 1, Lot 1, NE 1-21-4 W5M, consisting of ±18.29ac (±7.4ha) within Foothills County.**

Landowner(s): Douglas W Peters & Melissa A Peters

Dear Mrs. Payne,

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

- A formal application for Land Use Amendment to the County Residential District to allow for the creation of one (1) new parcel ±6.56 ac (±2.65ha) in size, and a ±11.35ac (±4.59ha) balance;
- The Agency Agreement allowing Township Planning + Design to act as agent for the Landowner(s);
- A Cheque for fee payment in the amount 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 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. The proposed subdivision will create one (1) new lot of approximately 6.56 acres, a balance parcel of approximately 11.35 acres, and a road plan. The proposed parcel configuration has been designed to efficiently accommodate a future single-detached dwelling on the new parcel while responding to site constraints and existing natural features. The layout minimizes the removal of mature trees, maintains appropriate separation from the adjacent highway, and reduces potential impacts on neighbouring properties, while being consistent with the rural character of the area.

Location and Policy Context

The subject site is located south of Highway 549 and west of 288 Street W and is currently accessed via an existing approach from Highway 549. The parcel is designated Country Residential (CR) under the Foothills County Land Use Bylaw. The proposed land use exemption is intended to facilitate a future subdivision that would create one additional CR lot while maintaining compliance with the overall parcel density requirement of the CR District. Following subdivision, the quarter section would result in approximately seven parcels, which remains within the allowed density under CR district of the Land Use Bylaw. Municipal Reserve dedication associated with the subdivision will be provided through cash-in-lieu.

The subject site is located within the Northwest District of the Foothills County Growth Management Strategy, which allows for minimal to moderate growth in the form of both country residential and cluster residential development. The proposed application will continue to support residential uses that are consistent with the existing Country Residential designation and the surrounding rural character of the area.

Existing Structures:
The subject parcel currently contains one (1) existing residence and seven (7) accessory buildings, as shown in the enclosed site plan. The proposed subdivision is intended to accommodate a new single-detached dwelling for the family on a separate lot. The proposed new lot will retain three (3) existing accessory structures including the hay barn with lean-to (±178.0 sq.m.), horse shelter (±9.1 sq.m.), and tack shed (±7.5 sq.m.) for a combined accessory building area of approximately 194.6 sq.m. As there is currently no principal dwelling on the proposed lot, we are requesting that Council allow these existing accessory structures to remain on the parcel as 'existing non-conforming' until the future residence is constructed. The proposed location and size of the future residence is included on the site plan, and the landowners are currently preparing for construction of the new home. All the accessory structures existing on the proposed lot comply with the maximum size and number of accessory structures allowed on the parcel in accordance with Table 4.2.1.7A of Foothills County Land Use Bylaw.

The balance CR parcel (±11.35ac) will retain the existing residence, and the remaining four (4) accessory structures, including the existing shop (±89.18sq.m.), greenhouse (±27sq.m.), horse shelter (±9.1sq.m.) and shed (±16.3sq.m.), for a total accessory building area of approximately 141.58sq.m. All the accessory structures retained on the balance parcel 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.

Access and Servicing
The subject parcel is currently accessed via an existing approach from Highway 549. The application includes a future 30m service road (by caveat) and proposes a new 30mx50m service road (0.38ac) to facilitate access to both parcels. The service road is to be dedicated by plan of survey, and a common approach will be constructed to provide access to both parcels. The existing driveway will continue to provide access to the Balance parcel and a new private driveway extending from the common approach will provide access to new lot.

The subject site is currently serviced by a private well and private septic system. The balance parcel will retain the existing private septic system and will be serviced by a new private water well. The proposed new lot will retain the existing private well and will be serviced by a new private septic system and has suitable area for septic field.

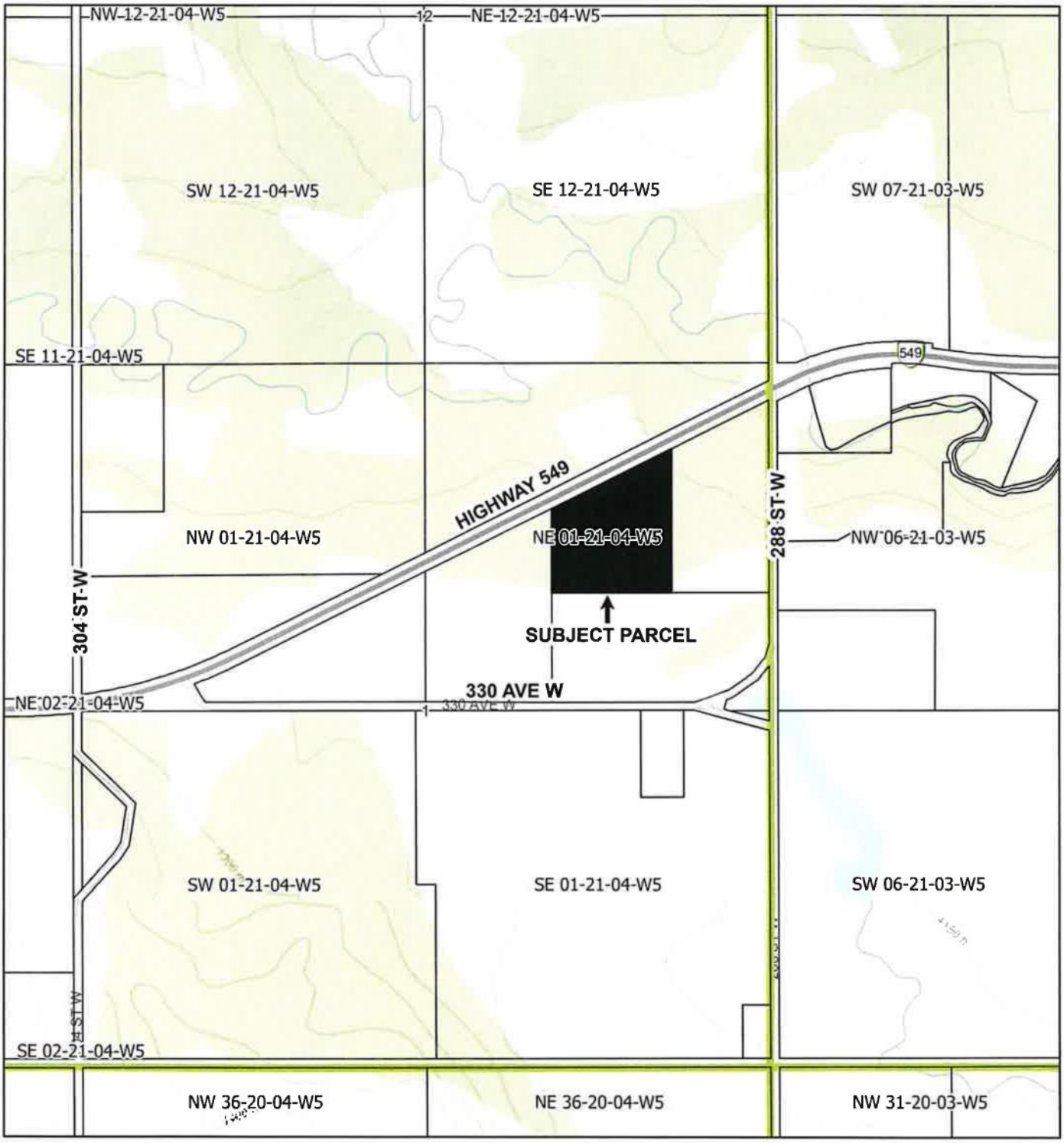
Should you have any questions or require more information, please do not hesitate to contact the undersigned.

Sincerely,
Township Planning + Design Inc.

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

Cc: *Douglas W Peters (Landowner) &*
Melissa A Peters (Landowner)

Location Map Ptn. NE 01-21-04 W5M; Plan 0511925, Block 1, Lot 1



2026-08-10, 10:56:50 a.m.

1:20,384

0 0.1 0.2 0.4 mi

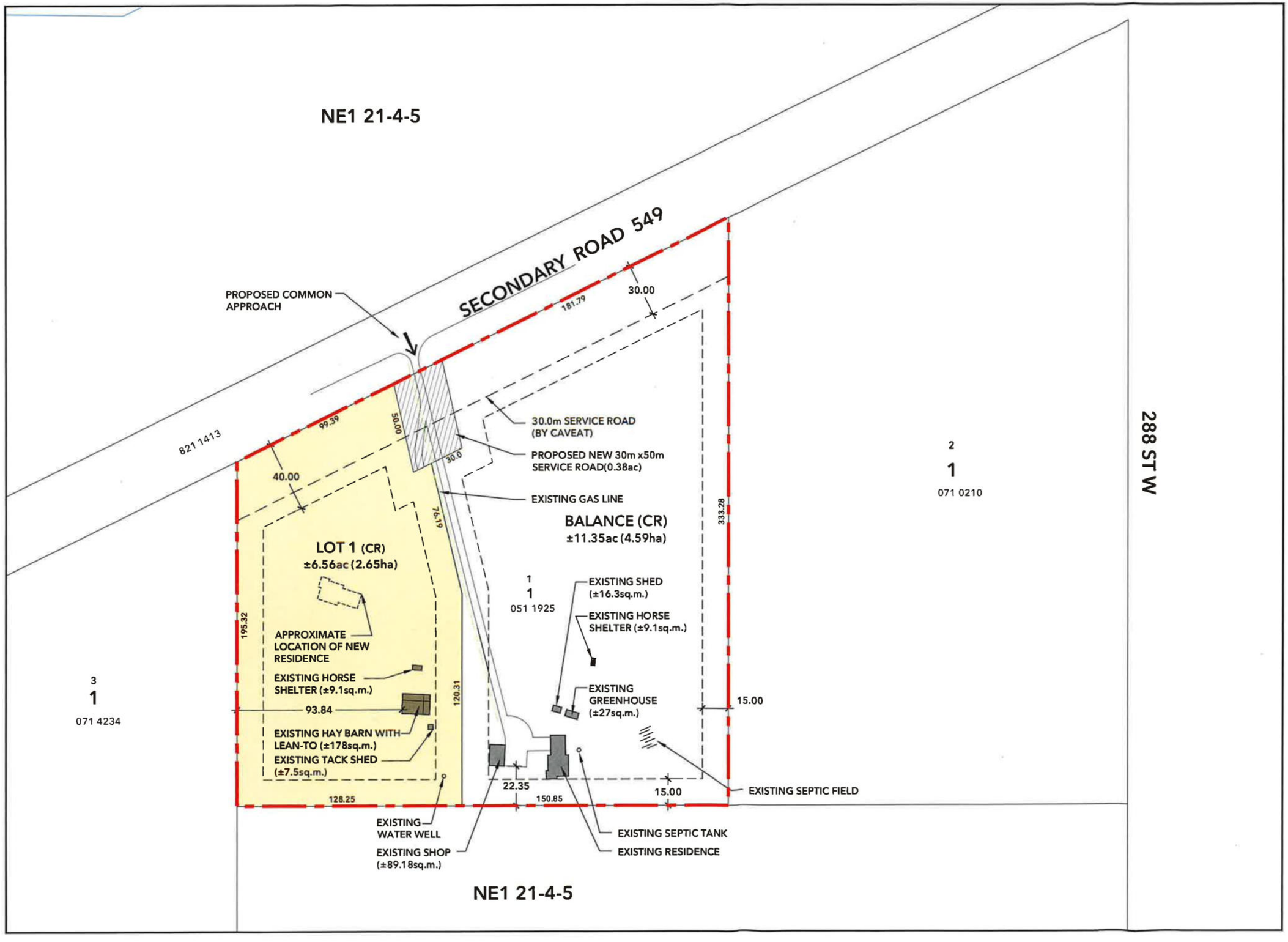
0 0.17 0.35 0.7 km

Parcels

Townships

Canada_Hillshade

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



TOWNSHIP
planning + design inc.

CLIENT
Melissa & Douglas Peters

PROJECT NUMBER
26-022

LEGAL ADDRESS
Plan 0511925, Lot1, Block 1
NE 1-21-04 W5M
±18.29ac (7.4ha)

DATE
June 18, 2026

SUBDIVISION
Conceptual Site Plan

N SCALE
1:2000

SHEET
S1
SITE PLAN