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 $ 8,600.00 shall accompany this application.

Date Received: June 11/26 Receipt No. 460596

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Donovan Russell Martin, Barbara Ann Martin, Ross Cameron Martin, and Marjorie Lynn Martin
Name of Registered Owner (please print)

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

Kristi Beunder 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 SE 1/4 sec. 21 twp. 21 range 29 west of 4 meridian.

Being all parts of lot _____ block _____ Reg. Plan No. _____ C.O.T. No. 151 189 842 +2
181 081 398 +1

TO: (Choose One)

☑ Redesignate from Agricultural (A) and Agricultural Sub District "A" (AA) to Country Residential (CR) District ER, MR

☐ Amend the Land use Bylaw by _____

Size of existing parcel(s) +/- 110.39 Acres (+/- 44.624 Ha) Size of proposed parcel(s) CR between : +/- 3.18 ac (1.28 ha) & +/- 4.46 ac (1.8 ha), ER total of +/- 10.8 ac & MR total of +/- 9.69 ac (3.92 ha)

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

Please refer to the attached cover letter for more information.

No Relaxations or SSA's requested

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 12/05/2026 Signed _____

Landowner Information

Phone No. [redacted]

Address: [redacted]

I consent to receive documents by email: X Yes ___ No

Email Address: [redacted]

Agent Information

Phone No. 403 860 8921

Address: 110 - 259 Midpark Way SE
Calgary AB T2X 1M2

I consent to receive documents by email: X Yes ___ No

Email Address: kristi@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.

12/05/2026
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:

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, AB T2X 1M2

Phone: 403.880.8921
TWPplanning.com

TOWNSHIP
planning + design inc.

Foothills County
Box 5605
High River, AB
T1V 1M7

May 12, 2026

ATTN: Samantha Payne, Manager of Planning Applications

RE: Application for Land Use Redesignation from Agricultural (A) and Agricultural Sub-District A (A-A) to allow for the creation of twenty-one (21) Country Residential (CR) Lots, two (2) Municipal Reserve (MR) Lots and two (2) Environmental Reserve (ER) Lots on the lands legally described as SE 21-21-29 W4M (Titles 181 081 398 +1 (+/- 55-acres) and 151 189 842 +2 +/- 55 acres), consisting of two parent parcels totaling +/- 110.39 acres (44.683 hectares) within Foothills County.

Landowners: Donovan, Barbara, Ross, and Marjorie Martin

Dear Mrs. Payne,

Please find enclosed the following in support of the above-mentioned Land Use Application:

- The formal Application Form for Land Use Amendment;
- A copy of the Abandoned Well Form and signed Statement;
- The Agency Agreement allowing Township Planning + Design to Act as agent for the landowner(s);
- The Credit Card Authorization form for payment in the amount of $28,600 for the Land Use Amendment application ($100 filing fee + Initial Application Fee of $1,500/new lot (21 total CR lots, less 2 existing lots, equals 19 new lots = $28,600);
- A copy of the Abandoned Well Map and Statement;
- A copy of the current Certificate of Titles for both properties; and
- A copy of the Site Plan, with and without air photo.

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

Description:
The proposed development includes redesignating the Subject Site from Agricultural (A) and Agricultural Sub-District (A-A) to Country Residential (CR) to allow for the creation of 21 new CR parcels, two (2) Municipal Reserve parcels, and two (2) Environmental Reserve (ER) parcels. The CR parcels will be between +/- 3.18 acres (1.286 hectares) and +/- 4.46 acres (1.80 hectares) in size, the ER parcels will be a total of +/- 10.8 acres (4.079 hectares) in size, and the MR parcels will be a total of +/- 9.69 acres (3.921 hectares).

The Subject Site is mostly vacant with an existing water well to the south, captured within proposed lot 21, and a vacant accessory building central to the lands. Located in the Central District of Foothills County, the lands are approximately +/- 6.5 kilometres south of the City of Calgary, +/- 6.25 kilometres north of the Town of Okotoks, +/- 1.25 kilometres southwest of the Scott Seaman Sports Rink/Heritage Heights School/St. Francis of Assisi Academy, and is bound by the Highway 2/2A/552 interchange to the west and 32nd Street E to the East. The lands are mostly surrounded by Country Residential parcels and some agricultural lands, in close proximity to existing institutional, recreational, community services and facilities land uses. The future Country Residential district community will maintain rural character by providing parcels of a similar size as to what is around them.

The application reflects standard density within the LUB of 1 lot for every 5 acres in title. Given the recent subdivision in the area and the surrounding existing development context, this intensity is commensurate with parcels sizes and density achieved by neighboring landowners and maintains the character of the area. The Subject Site is located within proximity of institutional, recreational, community services and facilities and borders Highway 2.

Internal Roads:
Single-detached residential dwellings will be implemented for all future CR parcels and will be accessed by two separate internally constructed roads extending from 32nd Street E. The internal roads will be 30.0-metres wide and will be designed and constructed to County standards. The site plan identifies a "*community connection and drivable emergency egress*" connecting each cul-de-sac. It is the Project Team / family's intention to create a drivable gravel surface between the two cul-de-sacs on this strip. We have included this strip within the road plan calculation, and expect this connector to be registered as part of the road plan.

Noise Attenuation:
Although the lands are located adjacent to Highway 2, a 40-metre landscape berm and noise mitigation feature will be constructed by the Project Team / family. This feature will be on "back of lot" interfacing with the Highway, and will be protected from removal by Caveat. The Caveat will describe the intention of the landscape berm (noise mitigation) and the planting strategy on the berm which is intended to further dampen road noise. The Caveat will indicate the lot owner is not permitted to construct anything within the 40m landscaping screening berm area, are only permitted to build within the identified building envelope on the lot and are responsible for maintenance of this berm upon ownership of the lot. The lots backing on to Highway 2 are a minimum of 40-metres from the right-of-way, with an additional setback, we have shown to the berm.

The Alberta Transportation Noise Attenuation Guidelines establish a threshold of 65 dBA for noise between Trucking Routes (Highway 2) and residential dwellings. A recent Traffic Noise Model (TNM) analysis conducted along Highway 2 concluded that all receivers during the 10-year AM and PM peaks are at or below 65 dBA (reference Pine Springs Noise study). As a result, noise levels are considered satisfactory under the guidelines, and no structural noise attenuation is required. The established setbacks, the on-lot screening caveats, and conclusion of recent noise studies in the area demonstrate that no further noise mitigation should be necessary, under ATEC's policy requirement. We have no concern with preparing a noise attenuation study for this site at the direction of Council.

Water and Septic:
The Martin Meadows community will be serviced by individual, private water wells. A search of Alberta Environment and Parks water well data base showed that there are +/- 150 wells within 1.5km of the site, mostly used for domestic use, with less than 10 used for agriculture. Water wells in the area are supplying a safe yield of water within 34 to 129 m3/day (5.2 to 20 imperial gallons per minute, 12,400 to 47,110 m3/year). The aquifers show some separation and are sufficiently permeable such that production of water from the wells will not cause adverse effects to existing groundwater users. The Water Act permits 1,250 m3/year, which is 3.4 m3/day. The water well on site produces 64.46 m3/ day, which is well above the Water Act requirement. All CR lots will be serviced by new individual private water well and individual private septic treatment systems on site. Groundwater wells will be drilled in accordance with the Water Act. Proposed Lot 21 utilizes an existing water well.

Architectural Controls:

Martin Meadows takes inspiration from the equestrian heritage of the area. The streetscape, architecture, and fixtures pay homage to the community while facilitating a unique sense of place. The architectural styles are elegant and inviting while retaining the rural character of the area. Architectural Controls will be registered on title and will address such things as community standards, dark sky, water conservation, and xeriscaping.

Community Association:

An informal community association will be offered to residents, as all instruments are registered on title, it would be the role of the community association to administer the guidelines. The Project Team / family would incept the community association privately; it would not be incepted as a homeowners association under the Society's Act of Alberta. The Society's Act requires at minimum a treasurer, secretary, president and reporting roles. In this instance, there are no outside maintenance costs or recoveries, as such, the community association can be incepted privately.

Boundary Adjustments Lot3, Block 6, Lot 6, Block 2:
At the subdivision stage, Boundary Adjustment applications will be filed with Foothills County for the lands legally described as Plan 111 3271. Lot 3, Block 2, and Plan 181 0864, Lot 6, Block 2 (as indicated in blue on the Site Plan). The boundary adjustment creates a greater separation between the rear of homes along 32nd Street East. The total amount of land to be boundary adjusted is +/- 3.155 acres (1.276 hectares).

Road Upgrade Contribution:
The Project Team / family is required to provide the community sustainability fee (CSF) for the lots $11,300/lot totaling $273,300.00 intended to support roads, recreation and libraries within the county. The Project Team / family is prepared to provide an additional $270,000.00 contribution to the County for the specific upgrade of 32 Street E. This amount was calculated using and established formula that has been applied to other developments in the area by Public Works.

Summary of Project Team / family obligations and contributions:

- Construct and maintain internal roads + community connector (2 years);
- Construct a drivable community connector between cul-de-sacs for emergency egress;
- Construct a landscape and noise attenuation berm within an identified 40m area adjacent to the highway;
- Provide water wells, undertake lot specific reporting (SWMP,BE,PSTS) and shallow services to the lots;
- Provide noise attenuation study , should council direct one;
- Incept fulsome Architectural Controls registered by Restrictive Covenant and caveats outlining the building envelopes and maintenance obligations on the berm;
- Providing an additional contribution, to the County over and above, the CSF for direct improvement of bounding road 32 Street E. (calculated at $270,000)
- Incept a privately operated Community Association

The proposed Land Use Redesignation application meets the objectives, aligns with development considerations, and follows the guiding principles of the Foothills County Municipal Development Plan and Foothills County Land Use Bylaw.

Should you have any further questions, please do not hesitate to contact the undersigned.

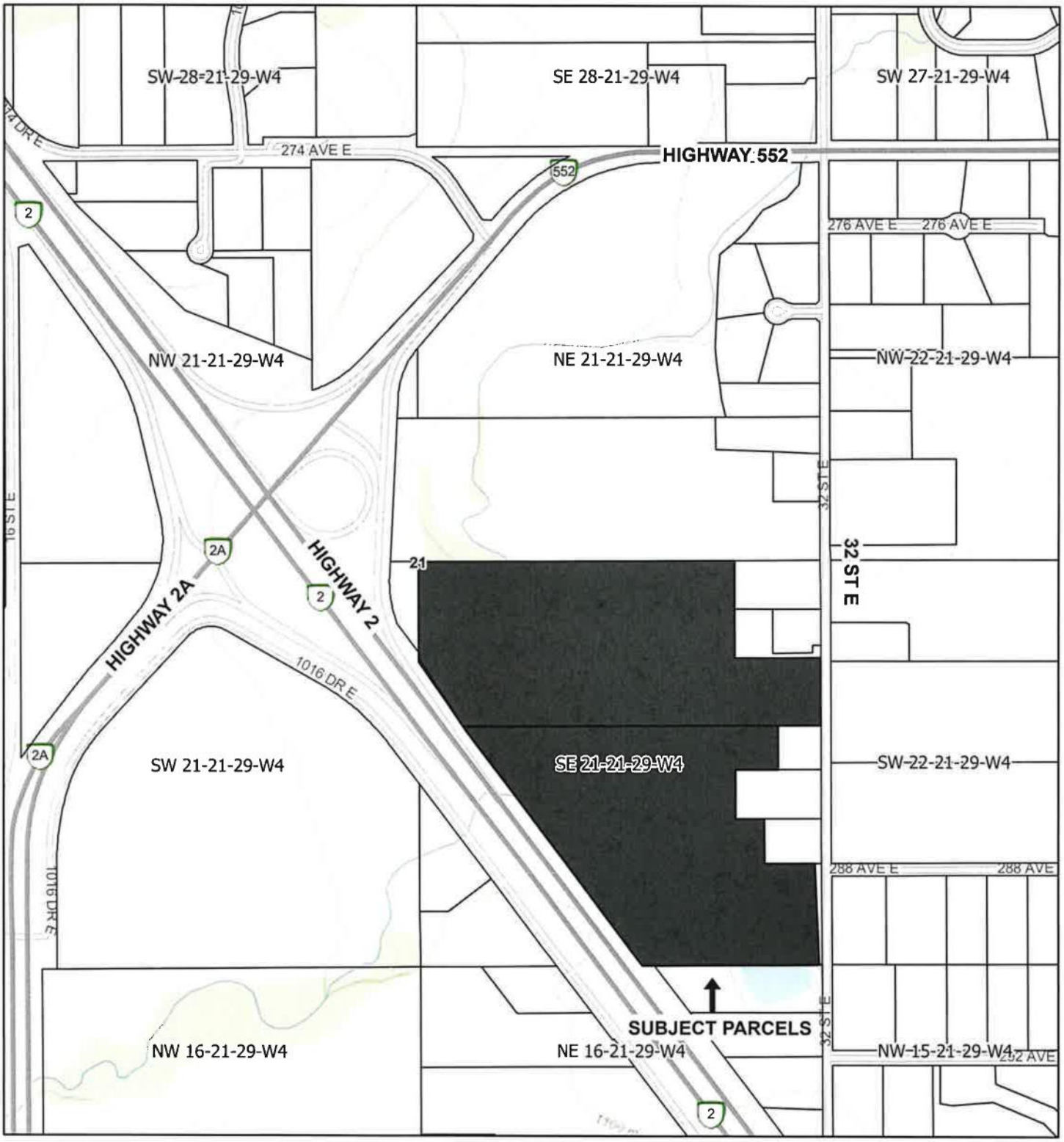
Sincerely,
Township Planning + Design Inc.



Kristi Beunder, B.A., M.E.Des., ICD.D
RPP MCIP
Senior Planner / Principal
Urban + Regional Planning

Cc: *Donovan, Barbara, Ross, and Marjorie Martin*
Wire Construction c/o Josh Veldhoen

Ptn. N SE 21-21-29 W4M & Ptn. S SE 21-21-29 W4M



2026-06-18, 3:10:32 p.m.

1:17,506

Parcels

Canada_Hillshade

0 0.07 0.15 0.3 mi

0 0.15 0.3 0.6 km

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

PROPOSED PROPERTY LINE SETBACK 30.0m FROM INTERMITTENT DRAINAGE COURSE

30.0m FUTURE ROAD DEDICATION TO BE SURVEYED OUT 0.57ac (0.231ha)

A
9067 HO

MR
4.93ac (1.996ha)

ER
5.45ac (2.20ha)

LOT 5
3.53ac (1.43ha)

LOT 4
3.53ac (1.43ha)

LOT 3
3.53ac (1.43ha)

LOT 2
3.18ac (1.286ha)

2
2
111 2187

LOT 1
3.19ac (1.294ha)

4
2
151 2140

PROPOSED 15.0m LINEAR STRIP FOR CONNECTIVITY TO MUNICIPAL RESERVE

LOT 6
4.05ac (1.64ha)

LOT 7
3.72ac (1.50ha)

LOT 8
3.75ac (1.52ha)

LOT 9
3.26ac (1.32ha)

LOT 10
3.31ac (1.34ha)

LOT 11
3.25ac (1.31ha)

LOT 12
4.38ac (1.776ha)

EX. DUGOUT TO BE REMOVED

PROPOSED 5.18m ROAD WIDENING BY CAVEAT 0.132ac (0.053ha)

EXISTING APPROACH

PORTION OF LAND TO BE BOUNDARY ADJUSTED INTO LOT 3, BLOCK 2, PLAN 111 3271 (+/-1.884ac 0.762ha)

EX. STRUCTURE TO BE REMOVED

LOT 16
4.46ac (1.80ha)

SE21 21-29-4

LOT 15
3.77ac (1.53ha)

3
2
111 3271

3294 HX

LOT 14
4.02ac (1.63ha)

15.0m COMMUNITY CONNECTION/ DRIVABLE EMERGENCY EGRESS BY SURVEY

30.0m LANDSCAPE BERMING/ SOUND MITIGATION BY CAVEAT

LOT 17
3.54ac (1.43ha)

2
1
101 4957

PORTION OF LAND TO BE BOUNDARY ADJUSTED INTO LOT 6, BLOCK 2, PLAN 181 0864 (+/-1.271ac 0.514ha)

LOT 18
3.38ac (1.36ha)

LOT 13
3.66ac (1.483ha)

2
6
181 0864

EXISTING ROAD AQUISITION BY CAVEAT - FOOTHILLS COUNTY 0.22ac (0.089ha)

LOT 19
3.41ac (1.38ha)

EXISTING APPROACH

HIGHWAY 2

LOT 20
3.35ac (1.36ha)

MR
4.81ac (1.95ha)

EX. WELL

LOT 21
4.25ac (1.72ha)

PROPOSED 5.18m ROAD WIDENING BY CAVEAT 0.225ac (0.091ha)

1
031 1793
2

ER
4.63ac (1.874ha)

PIPELINE R/W (131 ...917)

071 4539

TOWNSHIP
planning + design inc.

CLIENT
Donovan & Barbara Ann Martin
Ross & Marjorie Martin

PROJECT NUMBER
25-019

LEGAL ADDRESS
SE 21-21-29 W4M & The South East Quarter which lies to the South of the North 1,074.5 feet of the said quarter section and the Northeast of the No.2 Highway on Plan 3294HX and Plan 7410574

±55.41ac (22.370ha) and ± 54.98ac (22.254ha)

DATE
June 3, 2026

SITE AREAS

Boundary Adjusted Lands

Road Widening by Caveat

On lot screening by caveat

	±AC	±HA	%
Site Area	110.39	44.624	
Boundary Adjusted Lands	3.155	1.276	
Environmental Reserve	10.08	4.079	
Net Developable	97.16	39.269	
Country Residential	76.67	31.032	78.91
Municipal Reserve	9.75	3.945	10.03
Roads	10.73	4.292	11.02

BOUNDARY ADJUSTED LANDS

CURRENT PARCEL SIZES

Lot 3, Block 2, Plan 111 3271	2.0ac (0.809ha)
Lot 6, Block 2, Plan 181 0864	2.50ac (1.013ha)

PROPOSED PARCEL SIZES

Lot 3, Block 2, Plan 111 3271	3.884ac (1.571ha)
Lot 6, Block 2, Plan 181 0864	3.771ac (1.526ha)

LAND USE REDESIGNATION
PROPOSED CONCEPTUAL SUBDIVISION

N
SCALE
1:3500

SHEET
S1
CONCEPTUAL SUBDIVISION