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 6/25 Receipt No. 463579

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Volker Stevin Contracting Ltd.
Name of Registered Owner (please print)

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

CIMA+ / B&A 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. 13 twp. 20 range 29 west of 4 meridian.

Being all parts of lot 2 block 4 Reg. Plan No. 121 3109 C.O.T. No. _____

TO: (Choose One)

☐ Redesignate from _____ to _____

☑ Amend the Land use Bylaw by Site=Specific Amendment to the Highway Commercial District to allow the following for Plan 121 3109, Block 4, Lot 2 NE 13-20-29-W4M Front Yard Setback = 6 m (19.7 ft), Maximum Building Height = 16 m (52.5 ft).

Size of existing parcel(s) 35.43 Size of proposed parcel(s) 35.43

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

To implement the development concept as proposed by the Foothills Logistics Centre Outline Plan

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 21, 2026 Signed _____

Landowner Information

Phone No. 403-861-2477

Address: 7175 12 Street SW Calgary AB T2H 2S6

I consent to receive documents by email: __X__Yes__No__

Email Address: collenberger@volkerstevin.ca

Agent Information

Phone No. 403-692-4530

Address: 2700, 605 - 5 Avenue SW Calgary, AB

I consent to receive documents by email: x Yes ____ No

Email Address: kvenner@bastudios.ca

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 21, 2026
Date

_____
Signature of Owner

Is there an access or safety concern with respect to a site inspection: x Yes _____ No

If yes, please clarify:

Please contac CIMA+ / B&A prior to arrange a site visit.

****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.

14.3 HIGHWAY COMMERCIAL DISTRICT

14.3.1 PURPOSE AND INTENT

To accommodate a diverse range of commercial uses along highways and major transportation corridors intended to provide services to the travelling public and tourists and include businesses that require a high degree of visibility and/or ease of access to transportation routes.

14.3.2 GENERAL REQUIREMENTS

14.3.2.1 Refer to Section 4.2 "No Development Permit Required" in the Land Use Bylaw for uses not requiring a development permit.

14.3.2.2 Refer to Section 9 and Section 10 respectively for the general and specific land use regulations and provisions that apply to this District.

14.3.3 PERMITTED USES	14.3.4 DISCRETIONARY USES
Community services Government services Public works Signs (not requiring a development permit) Solar Power System, Private (not requiring a development permit) Tourist information services and facilities Utility services, minor	Accessory buildings (requiring a development permit) Accessory uses Agricultural support services Animal care services Arena, commercial Auctioneering services Auto sales and repair Business office Car/truck wash Convenience store Drinking establishment Financial services Food service, drive in Grocery store Health Services Hotel Liquor sales Lot grading Motel Recreation, indoor Recreational vehicle sales Restaurant Retail garden centre Retail Store Service station Signs (requiring a development permit)

	Solar Power System, Private (requiring a development permit) Special event Truck Stop

14.3.5 LAND USE REQUIREMENTS

14.3.5.1 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.

14.3.5.2 In order to facilitate the purpose and intent of this district and ensure the sustainable development of highway commercial uses within the District, the following applies to applications for subdivision:

Parcel Density:

i. Parcel density requirements shall be determined by the Approving Authority, in accordance with an approved area structure plan or outline plan, if applicable.

Minimum Parcel Size:

i. 1.0 ac (4,047 m^2).

ii. The area on title at the time of passage of this Bylaw, whichever is greater; or

iii. As determined by the Approving Authority, and if applicable, in accordance with an approved area structure plan or outline plan.

Maximum Parcel size:

i. As determined by the Approving Authority, and in accordance with an approved area structure plan or outline plan, if applicable; or

ii. The area on title at the time of passage of this Bylaw, whichever is lesser.

14.3.5.3 Utility Servicing Criteria

Municipal or communal water and wastewater disposal systems.

Municipal or communal water system, and an advanced package sewage treatment system; or

On site water storage system on site and/or wastewater pump out tanks if deemed appropriate by the Approving Authority in accordance with an approved area structure plan or outline plan.

14.3.6 DEVELOPMENT REQUIREMENTS

14.3.6.1 Maximum Lot Coverage

No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than (60) sixty percent of the lot area.

14.3.6.2 Minimum Yard Setbacks Requirements

Front Yard Setbacks:

~~i. 15m (49.21 ft) from the right of way of an internal subdivision road.~~

i. 6 m (19.7 ft) from the right of way of an Internal Subdivision Road.

~~ii. 48m (157.48 ft) from the centreline of a Municipal Road.~~

ii. 6 m (19.7 ft) from the right of way of a Municipal Road.

iii. 64 m (209.97 ft.) from the centreline of a Municipal Road, Major.

iv. 40 m (131.23 ft.) from the ultimate right of way or 70 meters from the centreline of a Provincial highway, whichever is greater.

Side Yard Setbacks:

i. 1.5 m (4.92 ft) from the property line.

Rear Yard Setbacks:

i. Principal Building – 6 m (19.69 ft) from the property line.

ii. Accessory Building – 1.5 m (4.92 ft) from the property line.

If the title to a lot is subject to a caveat in respect of a land dedication or an agreement for the acquisition of land for road widening purposes, the dedicated area or area of future road widening shall be considered the future property boundary for which setback distances set out shall apply.

14.3.6.3 Corner Parcel Restrictions:

In accordance with Section 9.27.9 - 9.27.12.

14.3.6.4 Other Minimum Setback Requirements:

See Section 9.27 "Special Setback Requirements" of this bylaw for additional setback requirements that may apply.

The Approving Authority may require a greater building setback for a use which, in the opinion of the Approving Authority, may interfere with the amenity of adjacent uses.

14.3.6.5 Maximum Height of Structures:

~~12 m (39.37 ft).~~

16 m (52.5 ft)

14.3.7 SPECIAL REQUIREMENTS

14.3.7.1 Landscaping and Screening:

Landscaping shall be completed in accordance with the Municipal Screening Standards.

Levels and methods of screening of the site shall be completed in accordance with the Municipal Screening Standards.

14.3.7.2 Lighting:

All lighting must be in accordance with Section 9.15 of the Land use bylaw and with the Municipal Dark Sky Bylaw.

14.3.7.3 Lot Drainage:

A Development agreement shall be entered into for lot grading to the satisfaction of the Director, Public Works and Engineering.

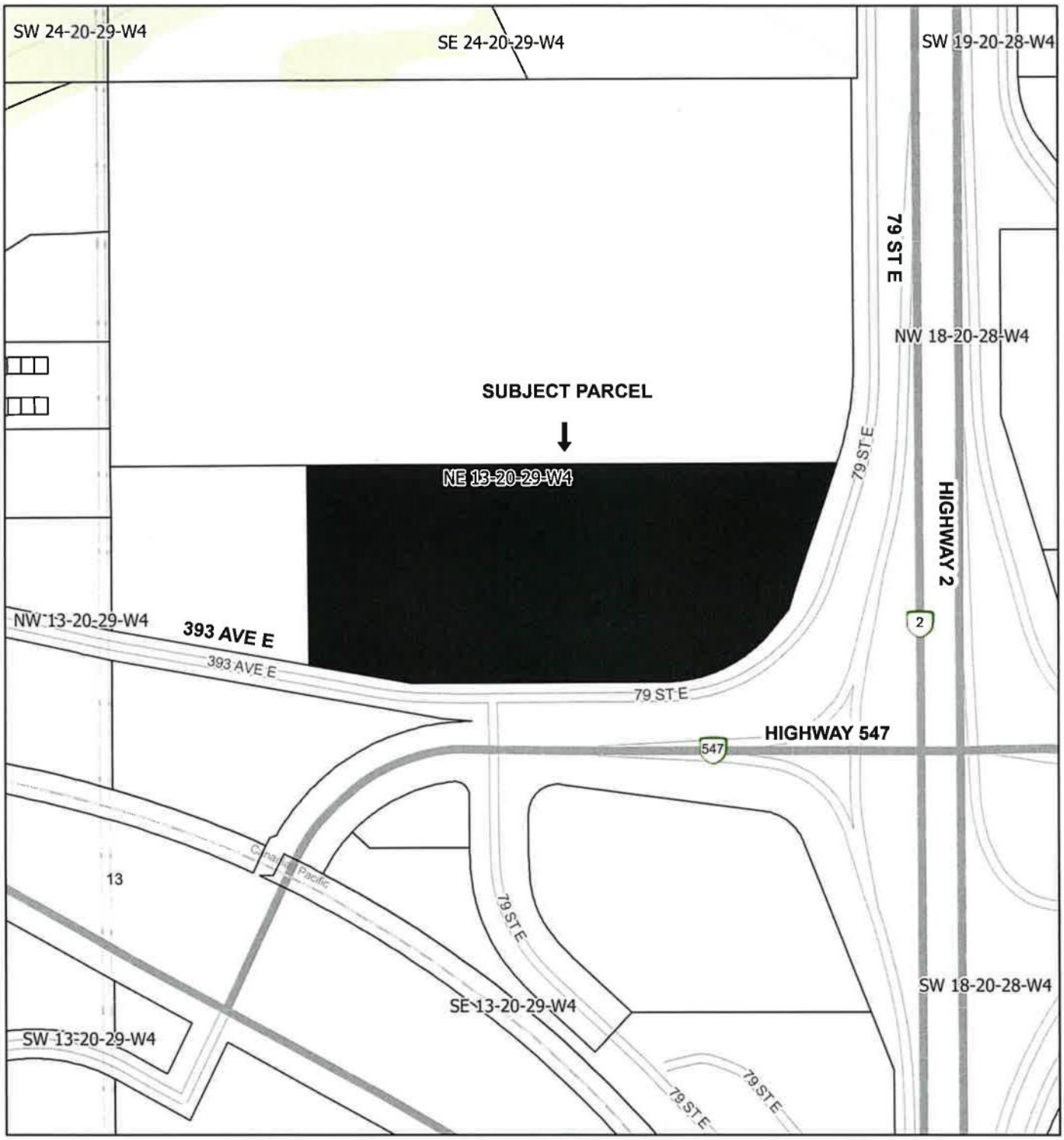
Lot grading and drainage shall be in accordance with Section 9.17 of the Land use bylaw.

14.3.7.4 Other:

The Approving Authority may allow a building to be occupied by a combination of one or more of the above-mentioned uses listed for this district and each use shall be considered as a separate use, and each use shall obtain a separate development permit.

14.3.8 EXCEPTIONS

Location Map Ptn. NE 13-20-29 W4M; Plan 1213109, Block 4, Lot 2



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Parcels

Canada_Hillshade

0 0.05 0.1 0.19 mi

0 0.07 0.15 0.3 km

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

LAND USE AMENDMENT AREA

OUTLINE PLAN BOUNDARY

SITE-SPECIFIC LAND USE AMENDMENT PURPOSES ONLY
JUNE 2026

SHEEP RIVER

SHEEP RIVER

HWY 2 SOUTH

HWY 2 NORTH

ER
± 6.76 ha
(± 16.7 ac)

MR
± 5.107 ha
(± 12.62 ac)

PUL
± 2.68 ha
(± 6.55 ac)

TRANSMISSION LINE R/W

ROAD ROW

LOT 1
± 6.70 ha
(± 16.57 ac)

LOT 3
± 4.18 ha
(± 10.34 ac)

LOT 1
± 17.13 ha
(± 42.34 ac)

79 ST E

ROAD ROW

LOT 4
± 4.43 ha
(± 10.93 ac)

LOT 2
± 4.72 ha
(± 11.66 ac)

SITE-SPECIFIC LAND USE AMENDMENT AREA

393 AVE E

ROAD ROW

LOT 1
± 0.99 ha
(± 2.45 ac)

LOT 2
± 2.27 ha
(± 5.6 ac)

HWY 547

CP/KC RAILWAY

79 ST E

HWY 1A

HWY 7

SITE SPECIFIC LAND USE AMENDMENT

AFFECTING LOT 2, BLOCK 4, PLAN 121 3109;
WITHIN THE FOOTHILLS LOGISTICS CENTRE OUTLINE PLAN