

2002217510



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 \$ 1000.00 shall accompany this application.

Date Received: May 17/23 Receipt No. 395572

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Alex Maynard Lauren Maynard
Name of Registered Owner (please print)

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

_____ 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. 21 twp. 20 range 2 west of 5 meridian.

Being all parts of lot _____ block 1 Reg. Plan No. 9110446 C.O.T. No. _____

TO: (Choose One)

Redesignate from Agricultural to Country Residential
 Amend the Land use Bylaw by _____

Size of existing parcel(s) 78.11 acres Size of proposed parcel(s) 9.2 acres
78.09'

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

Please see attached word doc

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 16, 2023 Signed _____

Landowner Information	Agent Information
Phone No. _____	Phone No. _____
Address: _____	Address: _____
I consent to receive documents by email: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	I consent to receive documents by email: <input type="checkbox"/> Yes <input type="checkbox"/> No
Email Address: _____	Email Address: _____

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.

Date May 16, 2023 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. 05/19

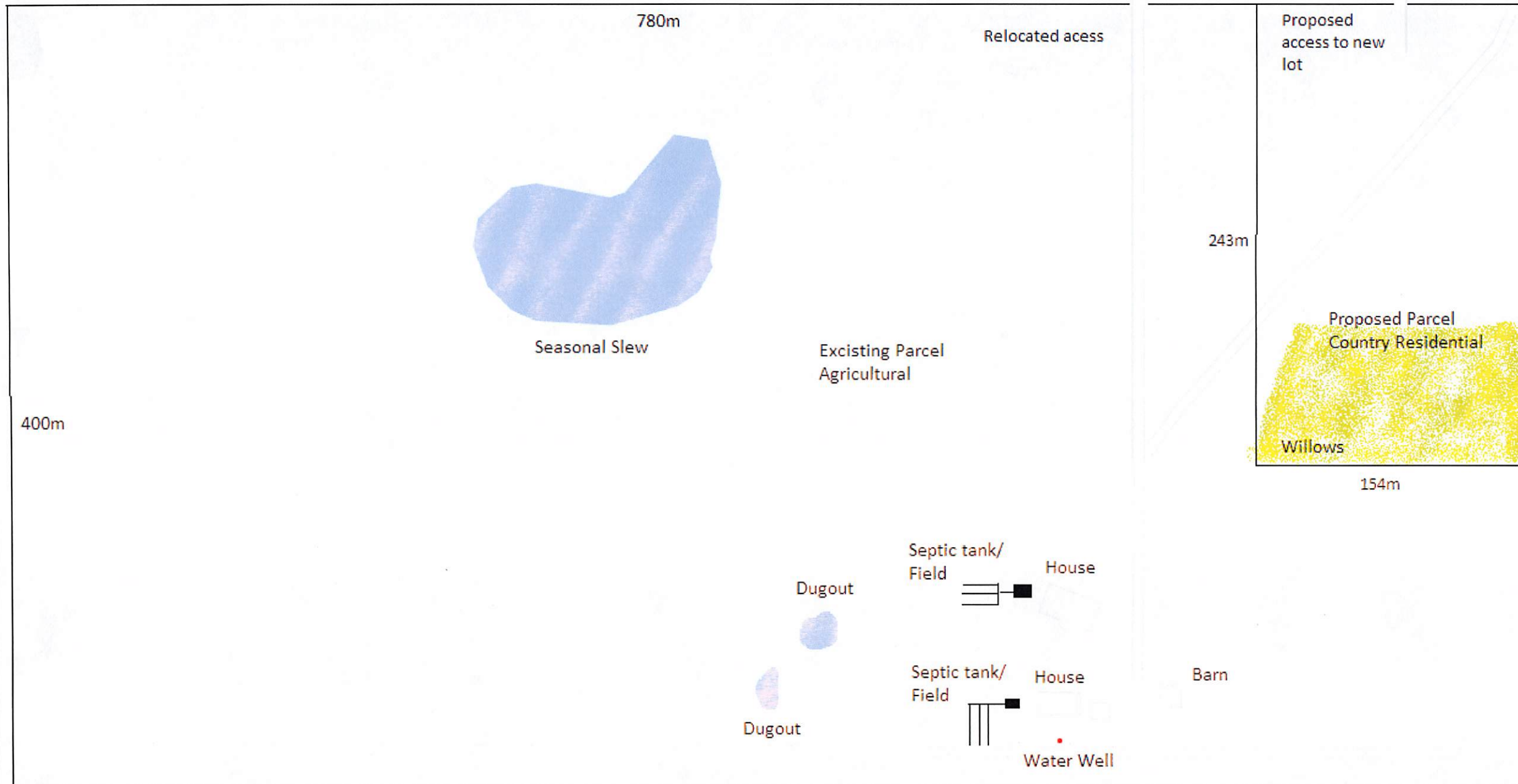
Township Rd 204

370 Ave W

Township Rd 204

Township Rd 204

Rd 23



780m

Relocated access

Proposed access to new lot

243m

Seasonal Slew

Existing Parcel Agricultural

Proposed Parcel Country Residential

400m

Willows

154m

400m

Septic tank/
Field

House

Dugout

Septic tank/
Field

House

Barn

Dugout

Water Well

780m






NOF

We currently have 78.11 acres with two houses on it. The property has been in my wife's family since 1993 and is the house she grew up in and where we have raised our kids, but the land size and two houses are more than we require at this stage in our lives. We would like to subdivide 5⁹ acres off and relocate one of the houses to the new lot and make this our primary residence so we can remain on the property. We would at that point sell the larger piece of land and house to someone who could use the land to its full potential.



1:1000 Open Water Flood



-  Directly Flooded
-  Protected by Flood Berm
-  Other

Map Projection: Mercator Auxiliary Sphere
Map Datum: World Geodetic System 1984
Flood Level Datum: Canadian Geodetic Vertical Datum of 1928

The flood information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at the time of use.

Flood Inundation Maps

Flood inundation maps show areas at risk for different sized floods, including ice jam floods in some communities. These maps also identify areas that could be flooded if local berms fail, and are typically used for emergency response planning and to inform local infrastructure design.

Flood Study Details

Sheep River Hazard Study

This study assesses and identifies river-related hazards along 60 km of the Sheep River upstream of the Highwood River confluence, and 35 km of Threepoint Creek upstream of the Sheep River confluence. The study area includes Foothills County, Black Diamond, Millarville, Okotoks, and Turner Valley.

Study Status: Draft

Report Name: Sheep River Hazard Study - Multiple Reports

Report Author: Hatch Ltd., Calgary, Alberta

Report Date: February 2017 - June 2022

Study Documents

Limitations

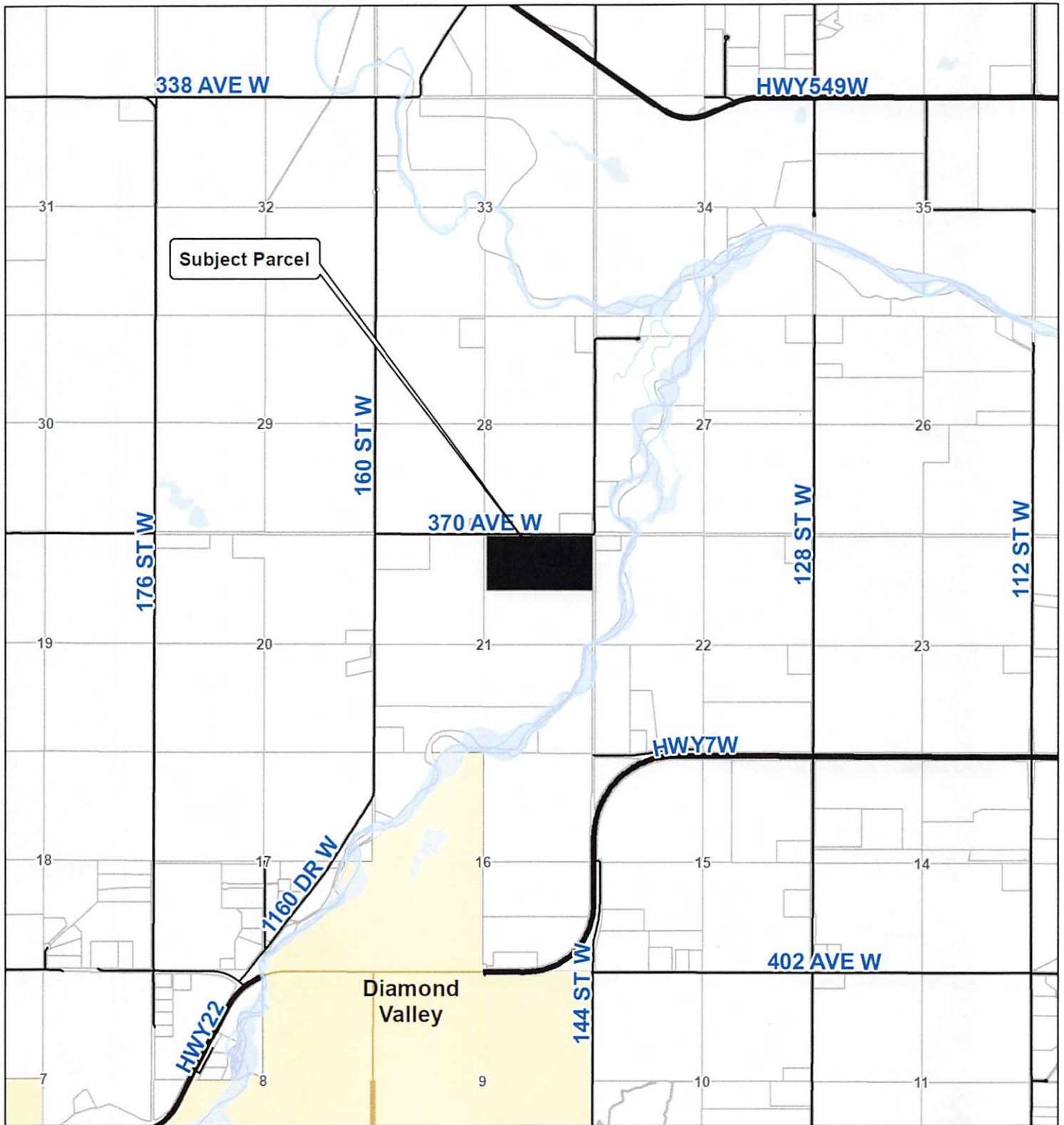
The flood extents shown on this map are not expected to match previous floods due to different river flows, variations in local conditions, and assumptions made as part of the flood study. The flood mapping and other information presented were prepared in accordance with generally accepted engineering practices, using the best data available when the flood study was conducted. Information is subject to change, and the Government of Alberta assumes no responsibility for discrepancies at the time of use.

Contact Us

For more information about flood maps and the provincial Flood Hazard Identification Program please visit www.floodhazard.alberta.ca or email us at aep.flood@gov.ab.ca.



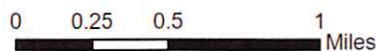
Location Map
 NE 21-20-02 W5M; Plan 9110446, Block 1
 Councillor Division #3



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2023-05-31



This map is compiled by the Foothills County. Reproduction, in whole or in part, is prohibited without express permission from the Foothills County. Foothills County provides this information in good faith, but provides no warranty, nor accepts any liability arising from incorrect, incomplete or misleading information, or its improper use.

Data Sources Include Municipal Records and AltaLIS
 © Foothills County 2023



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 207 374 9110446;1 181 215 280

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9110446
BLOCK 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 31.6 HECTARES (78.09 ACRES) MORE OR LESS

ATS REFERENCE: 5;2;20;21;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 141 305 479

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 215 280	04/10/2018	TRANSFER OF LAND		SEE INSTRUMENT

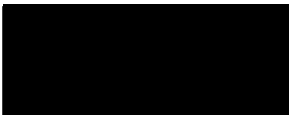
OWNERS

ALEX MAYNARD

AND

LAUREN MAYNARD

BOTH OF:



AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
181 215 281	04/10/2018	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 10 YORK MILLS RD

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 215 280

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

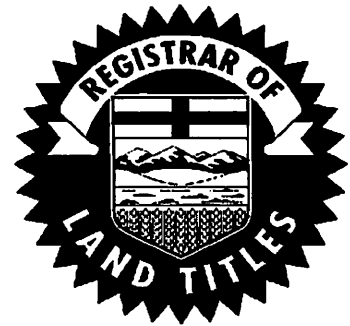
TORONTO
ONTARIO M2P0A2
ORIGINAL PRINCIPAL AMOUNT: \$1,100,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF MAY,
2023 AT 01:16 P.M.

ORDER NUMBER: 47384516

CUSTOMER FILE NUMBER: DE Planning



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

≈190m 60m

Township Rd 204

370 Ave W

Township Rd 204

370 Ave W

Township Rd 204



Stacey Kotlar

From: alex Maynard [REDACTED]
Sent: June 29, 2023 12:22 PM
To: Stacey Kotlar
Subject: Re: Land Use Amendment Application

Hello Stacey,

The other structures on the property are

One barn
One fabric Quonset (like a sprung structure)
One detached garage
Two garden sheds

We would like to move the one house to the new parcel and all the other building will remain on the balance parcel.

Alex

Sent from my iPhone

On Jun 29, 2023, at 11:50 AM, Stacey Kotlar <Stacey.Kotlar@foothillscountyab.ca> wrote:

Hi Alex,

Your application is off in the world, being circulated to our internal and external agencies and utilities. While that is going on in the background I thought I would get ahead of things and start working on my staff report. The new site plan looks great.

My question is about the existing development on the balance parcel. Other than the 2 residences, which I already know about, what other structures are on the parcel. If you could please compile a list for me, that would be great. I know the plan is to move one of the homes to the new parcel. Will anything else be moving?

Kindest Regards,

Stacey Kotlar
Planning & Development Officer
Foothills County
309 Macleod Trail, Box 5605, High River, AB, T1V 1M7
t: (403) 603-6207 f: (403) 652-7880
www.foothillscountyab.ca

<image001.jpg>

Preliminary File Management Form

Land Use Application (description):

Redesignation of a +/-⁹5.2 acre portion of the subject 78.09 acre Agricultural District parcel to Country Residential District (CR) to allow for the future subdivision of one new +/-5.2 acre CR lot.

Assigned File Manager: Stacey K

Date Assigned: May 12, 2023

Assigned By: Samantha P

Planning Applications Supervisor's Comments:

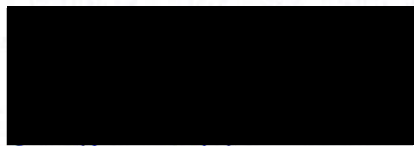
- Circulate Alberta Transportation and Economic Corridors (Hwy 7);
- We need Public Works to review the proposed access strategy for both the new and balance parcel and provide comments. I think it would be best to have this conversation included as part of your review of the application, so that if any significant road upgrades or new construction is required, we can let the landowner know and ask them how they wish to proceed. This way, it will allow them to make any revisions prior to us formally circulating the application;
- Ensure that all landowners registered on the certificate of title have executed the application form or provided a letter of authorization;
- The consent regarding information by email on the application form has not been checked off and it needs to be;
- One section of the application form has not been signed and it needs to be;
- Once you have had a chance to review this submission I would like to chat with you about the following:
 - o County's current policy on subdivision of Agricultural Lands;
 - o How to address the 2 dwellings and the intent to relocate one of the dwellings if the subdivision is approved;
 - o Is the subject parcel a nominal 80 acre parcel? How was it allowed to have 2 dwelling units?
 - o Building Envelope of the proposed lot taking into consideration the required setbacks;
 - o Site plan does not illustrate the entire parcel;
- There are some different land uses surrounding this parcel that should be addressed in the history section of your staff report; namely the INR parcel and the DC#29 parcel;

Additional Considerations:

- yes/no SAFETY CONCERNS NOTED. If yes, specify _____
- yes/no Parcel is identified within the Flood Hazard Protection Overlay District
- Existing LU noted correctly
- proposed LU noted correctly
- application check list satisfactorily completed
- inter-municipal circulation requirements. If yes, name of Municipality _____
- special circulation requirements ABT
- abandoned well site form provided
- correct fees provided
- application signed by registered owner(s) and/or agent
- _____ agent authorization provided (if applicable)
- _____ other _____

Officer's Comments:

Application considered COMPLETE ON May 24/23
(DATE)

APPLICATION TO BE OPENED
May 24/23
Date 
Planning & Development Officer's Signature

Notice of Incomplete Application:

Application Considered INCOMPLETE ON _____
(DATE)

Notice Letter sent to landowner(s) and/or applicant(s) via: email OR mail

Date of Notice Letter

Planning & Development Officer's Signature

OR

Authorized Agent(s)/Landowner(s) request that the application proceed regardless of the Planning Officer's determination that the application is incomplete.

Authorized Agent's/Landowner's Signature

Date

Authorized Agent's/Landowner's Signature

Date



ABANDONED WELL SITES

Foothills County

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 Tel: 403-652-2341 Fax: 403-652-7880

The location of oil and gas wells that are being drilled or are actively producing is evident, both from the surface and through a notation on the land title. Abandonment of an oil and gas well occurs by rendering the well incapable of flow and placing a cap over the casing approximately one meter below the surface. After surface reclamation is complete and a certificate is issued by Alberta Environment, the well site lease notation may be removed from the title. At this point, there is nothing visible on the surface or on the title to indicate the presence of an abandoned well.

Council and staff give serious consideration to information pertaining to abandoned well sites when evaluating applications for subdivision, land use amendment or redesignation, development permits, and building permits.



The Alberta government has recently introduced new requirements for developers and property owners relating to abandoned wells.

Effective November 1st 2012, subdivision and development applications must be accompanied by documentation from the Alberta Energy Regulator (AER) indicating the presence or absence of abandoned wells on-site. If abandoned wells do exist on-site, subdivision and development applications must show exactly where the wells exist, what the setback distances are (if setbacks are required) and how they have been taken into account. To assist applicants in collecting the required information, the AER has released an 'Abandoned Well Map Viewer' that provides the location, name of the licensee, and status of abandoned wells across Alberta. The viewer is available at:

<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>

Through use of the viewer, subdivision and development applications must now contain the following:

1. A map of the search area from the viewer and a statement that there are no wells in the project area or;
2. A list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, as provided by the viewer or Information Services;
3. Written confirmation from the applicant that the licensee responsible for each well has been contacted and the exact well location confirmed;
4. A sketch of the proposed development incorporating the necessary setback area for each well;
5. If the development will result in construction activity within the setback area, a statement confirming that the abandoned wells will be temporarily marked with on-site identification to prevent contact during construction.

The AER Calgary Office can be contacted at:

AER Calgary (Head Office)

Suite 1000, 250 – 5th St. SW

Calgary, AB T2P 0R4

Phone: (403) 297-8311

Toll Free: 1-855-297-8377

Fax: (403) 297-7336

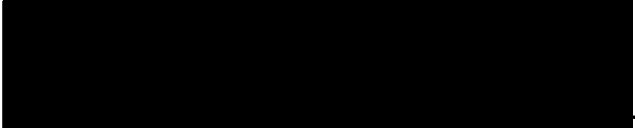
Email: inquiries@aer.ca

This form shall accompany all applications for Land use, Subdivisions, Development Permits and Building Permits.

If no wells are listed on-site:

I, Alex Maynard being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of NE 21-20-2W5
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a map of the search area from the viewer and a statement identifying that no abandoned well sites were noted on the above legal description.

 _____
Owner/Agent

DATED: this 4 day of May, 2023.

OR

If wells are listed on-site:

I, _____ being the registered
Owner(s) or agents acting on behalf of the registered owner(s)
of _____
(Legal Description)

Do hereby confirm that I have done my due diligence as required by Alberta Municipal Affairs, Foothills County, and the AER, by obtaining required information from the 'Abandoned Well Map Viewer' and/or through the AER Information Services, and hereby attach "Schedule A" containing a list and map identifying the locations of abandoned wells within the search area, including the surface coordinates, written confirmation that I have contacted the licensee for each well and that the exact location of each well has been confirmed, a sketch of the proposed development incorporating the necessary setback area for each well, and a statement confirming that abandoned wells will be temporarily marked with on-site identification to prevent contact during construction, if the development will result in construction activity within the setback area.

_____ _____
Owner/Agent

DATED: this _____ day of _____, 20_____.

**This form shall accompany all applications for Land use,
Subdivisions, Development Permits and Building Permits.**



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 5/2/2023

Date Date (if applicable)

Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)**
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Interchange Ramp
- Secondary Divided
- Secondary Undivided 4L

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

