



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 \$ \$1900.00 shall accompany this application.

Date Received: May 25/23 Receipt No. 395890

2102045000

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Jason Akins
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 NW 1/4 sec. 04 twp. 21 range 02 west of 5 meridian.

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

TO: (Choose One)

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

Size of existing parcel(s) 58.43 acres Size of proposed parcel(s) 5.07 acres & 5.07 ac.

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

subdivision to be sold to buy more agricultural land

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 25, 2023 Signed _____

Landowner Information Agent Information

Phone No. _____ Phone No. _____

Address: _____ Address: _____

I consent to receive documents by email: Yes ___ No I consent to receive documents by email: ___ Yes ___ 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 25, 2023 Signature of Owner _____

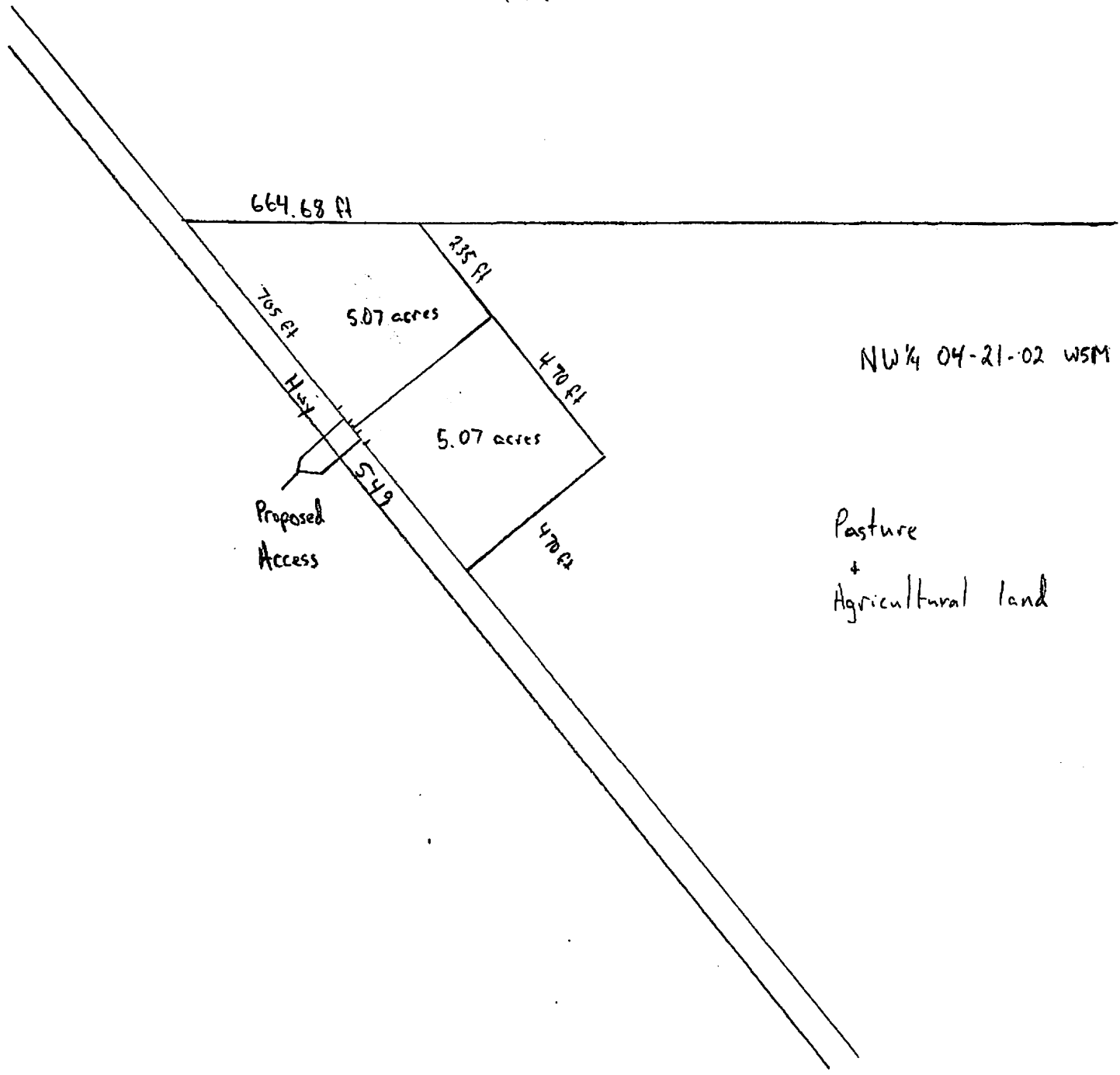
Is there an access or safety concern with respect to a site inspection: ___ Yes No

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.

Site Plan



NW 1/4 04-21-02 WSM

Pasture
+
Agricultural land

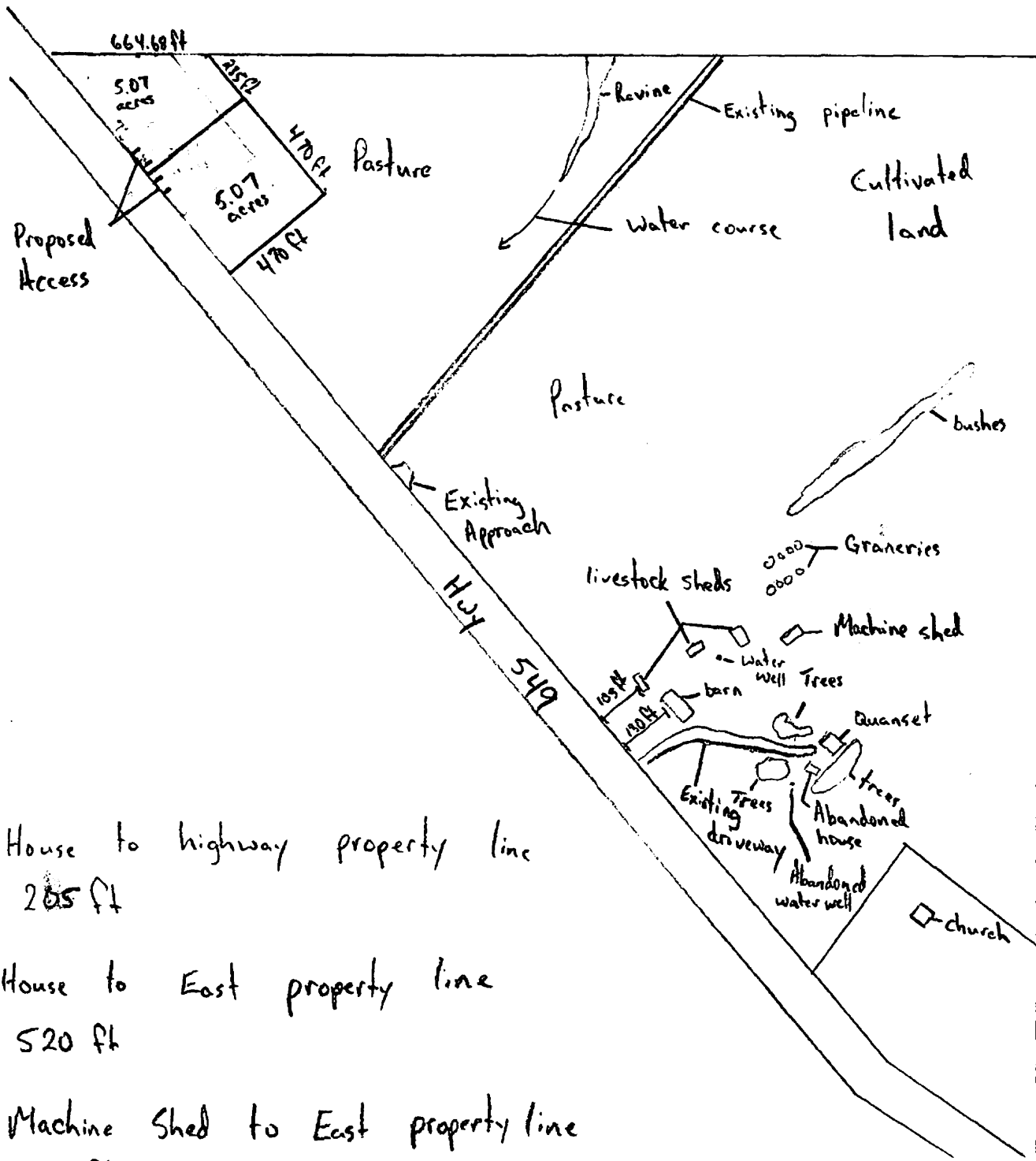


Scale

0.07 Km
229.66 ft

Site Plan

NW 1/4 04-21-02 WSM



House to highway property line
205 ft

House to East property line
520 ft

Machine Shed to East property line
545 ft

Quanset to East property line
450 ft





LAND TITLE CERTIFICATE

S
LINC 0013 876 586 SHORT LEGAL 5;2;21;4;NW TITLE NUMBER 211 252 142 +1

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH WEST QUARTER OF SECTION 4
IN TOWNSHIP 21
RANGE 2
WEST OF THE 5TH MERIDIAN
WHICH LIES TO THE NORTH EAST OF THE ROAD ON PLAN 7326 HJ
EXCEPTING THEREOUT:

Table with 4 columns: PLAN, NUMBER, HECTARES, ACRES. Rows include GAS LINE RIGHT OF WAY, ROAD, and SUBDIVISION.

ESTATE: FEE SIMPLE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 181 052 322 +3

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER(S) DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 211 252 142, 16/12/2021, TRANSFER OF LAND, SEE INSTRUMENT

OWNERS

JASON GARY AKINS

AND

STACIE ELLEN AKINS

BOTH OF:

[Redacted names]

AS JOINT TENANTS

 ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

211 252 142 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

"PORTION"

761 025 224 03/02/1976 RESTRICTIVE COVENANT
 "PORTION (INST. TYPE CORRECTED 16/1/92 BY
 921011282)"

781 065 283 ✓ 01/05/1978 CAVEAT
 RE : ROAD WIDENING
 CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
 31.
 "PORTION"

841 183 236 ✕ 07/11/1984 CAVEAT
 RE : ACQUISITION OF LAND
 CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
 31.
 P. O. BOX 160, HIGH RIVER
 ALBERTA
 AGENT - T J MOTIL

051 424 901 10/11/2005 UTILITY RIGHT OF WAY
 GRANTEE - ATCO GAS AND PIPELINES LTD.

051 456 417 01/12/2005 CAVEAT
 RE : UTILITY RIGHT OF WAY
 CAVEATOR - FORTISALBERTA INC.
 320-17 AVE SW
 CALGARY
 ALBERTA T2S2V1
 AGENT - JOANNE LAFEE

071 268 930 01/06/2007 DISCHARGE OF UTILITY RIGHT OF WAY 051424901
 PARTIAL
 EXCEPT PLAN/PORTION: 0712309

211 252 143 16/12/2021 MORTGAGE
 MORTGAGEE - AGRICULTURE FINANCIAL SERVICES
 CORPORATION.
 4910-52 ST
 CAMROSE
 ALBERTA T4V2V4
 ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

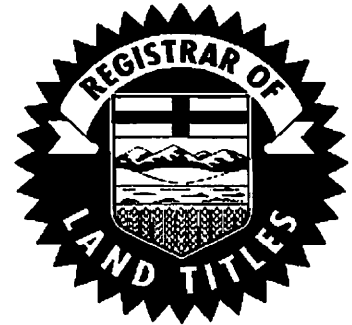
TOTAL INSTRUMENTS: 013

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF JUNE,
2023 AT 02:53 P.M.

ORDER NUMBER: 47504621

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).

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

841183236

ORDER NUMBER: 47505575

ADVISORY

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CANADA
PROVINCE OF ALBERTA

1. Thomas J. Motil, Secretary-Treasurer
of the Municipal District of Foothills No. 31

TO WIT: in the Province of Alberta,

make oath and say:

- 1. THAT I am agent for the above-named Caveator.
- 2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the Town of [redacted] of High River in the Province of Alberta this 2nd day of November A.D. 19 84

Marian V. Djuve
A Commissioner for Oaths in and for the Province of Alberta.

MARIAN V. DJUVE
Mar 7/86

84-1
DATED 183236
A.D. 19

Nov 7 '84
RE

Caveat

I certify that the within instrument is duly Entered and Registered in the Land Titles Office for the South Alberta Land Registration District at Calgary.
[Signature]
Registrar
SALRD

3-7

Caveat

TO THE REGISTRAR OF SOUTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that the Municipal District of Foothills No. 31

(Insert name and address of Caveator)

of Box 160, High River in the Province of Alberta,

claim (specify the estate or interest claimed)

an interest by virtue of an Agreement for Acquisition of Land signed by the registered owners of the land described below, wherein they agree to sell to the Municipal District 16 feet (more or less) of land along the South West boundary of the said land, for the purpose of widening and upgrading of Secondary Road #549

in

that portion of the North West Quarter of Section 4 in Township Range 2, West 5th Meridian which lies to the North East of the road Plan 7326 HJ

Excepting Gas Line right of way G.L. 48 and the Subdivision on Plan 7811403 containing 4.35 acres more or less

Reserving unto Her Majesty all mines and minerals

being lands described in Certificate of Title, 801129505 standing in the register in the name of Leonard Courtney Akins and Naoma Ruth Akins and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the Municipal District of Foothills No. 31 at Box 160, High River in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED this 31st day of October A.D. 19 84
MUNICIPAL DISTRICT OF FOOTHILLS NO. 31


Signature of the Caveator or his Agent

Its Agent

CANADA }
PROVINCE OF ALBERTA } I,
TO WIT: } of the
 } in the Province of Alberta,

make oath and say:

1. THAT I am the within-named Caveator.
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the _____ of _____
this _____ day of _____ in the Province of Alberta
A.D. 19 _____

A Commissioner for Oaths in and for the Province of Alberta.

(Addition is defined as something attached to a man's name to show his rank, occupation, or place of residence, or otherwise to distinguish him.)

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

781065283

ORDER NUMBER: 47504748

ADVISORY

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CANADA
PROVINCE OF ALBERTA } I, Thomas J. Motil of High River
TO WIT: } of the Town
in the Province of Alberta, Secretary-Treasurer

make oath and say:

1. THAT I am agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the _____ of _____
High River in the Province of Alberta
this _____ day of _____ A.D. 1978.

A Commissioner for Oaths in and for the
Province of Alberta.

78-1 DATED U 6 5 2 8 3 A.D. 19
MUNICIPAL DISTRICT OF ROXBOROUGH NO. 31

MAY 1 1978

Per. 1.1. 4-21-2 West 5th

Caveat

I certify that the within instrument
is duly filed and registered in the Land
Title Office of the Town of High River
Alberta
A.D. REGISTRAR
SALRD

Dr. 3 Js

Caveat

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
(Insert name and addition of caveator)
 of Box 160, High River in the Province of Alberta,

claim (specify the estate or interest claimed) an interest under, and by virtue of an agreement in writing dated the 20th day of March, 1978, wherein the registered owners thereof, The Church of England, Parish of Christ Church Sheep Creek of Millarville in the Province of Alberta agreed to sell and the Municipal District of Foothills No. 31 of Box 160, High River in the Province of Alberta agreed to buy 17 feet more or less along the South side of the portion of the road of the land hereinafter described for road widening for the price and on the terms more particularly set out in the said agreement.

in the North West quarter of Section 4, in Township 21, Range 2, West of the fifth Meridian, containing 3.60 acres more or less excepting thereout all mines and minerals.

being lands described in Certificate of Title, A U 29 standing in the register in the name of The Church of England, Parish of Christ Church Sheep Creek and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the office of the Municipal District of Foothills No. 31 at Box 160, High River in the Province of Alberta, as the place at which

notices and proceedings relating hereto may be served.

DATED this 28th day of April A.D. 1978



Signature of the Caveator or his Agent
 His Agent

CANADA
 PROVINCE OF ALBERTA } I,
 TO WIT: } of the
 in the Province of Alberta,

make oath and say:

1. THAT I am the within-named Caveator.
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the _____ of
 this _____ day of _____ in the Province of Alberta
 A.D. 19 _____

A Commissioner for Oaths in and for the Province of Alberta,

(addition is defined as something attached to a man's name to show his rank, occupation, or place of residence, or otherwise to distinguish him.)

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

751064462

ORDER NUMBER: 47505575

ADVISORY

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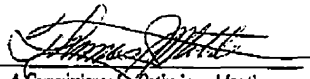
Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

CANADA
PROVINCE OF ALBERTA } I, L. C. Van Tighen
TO WIT: } of the Town of High River
in the Province of Alberta, Secretary-Treasurer

make oath and say:

1. THAT I am agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN before me at the Town of _____ of _____
High River in the Province of Alberta
this 20th day of June A.D. 19 75.


A Commissioner for Oaths in and for the
Province of Alberta.

DATED June 20th A.D. 1975
75-1064462
MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

NS
JUN 26 9 00 AM '75
N. 4-21-2 W. 5th

Caveat

I certify that the within instrument
has been filed and registered in the
Title Office for the South Alberta Land
Registration District of Calgary.
SALRD

Caveat

TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE that I, THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31
(insert name and *Address of Caveator)

of Box 160, High River in the Province of Alberta,

claim (specify the estate or interest claimed) an interest under and by virtue of an agreement in writing dated the 22nd day of May, A.D. 1975, wherein the registered owner thereof, Bull Ranches Ltd, of R. R. 8, Calgary, Alberta, agreed to sell and the Municipal District of Foothills No. 31, Box 160, High River, Alberta, agreed to buy 17 feet more or less along both sides of the road on Plan 7326 HJ and 17 feet more or less along the West boundary of the lands hereinafter described for road widening for the price and on the terms as more particularly set out in the said agreement.

in the North West quarter of Section 4, in Township 21, Range 2, West of the 5th Meridian containing 160 acres more or less, excepting thereout: FIRSTLY: That portion as described in transfer registered as 1547 I. and certificate of title A.J. 29, containing four (4) acres more or less, SECONDLY: The gas pipeline right of way on Plan G. L. 48, containing one and ten hundredths (1.10) acres more or less, THIRDLY: The Roadway on Plan 7326 H.J. containing five and four hundredths (5.04) acres more or less, Reserving unto Her Majesty all mines and minerals.

being lands described in Certificate of Title, 175 D 28 standing in the register in the name of Bull Ranches Ltd. and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument or certificate of title, as the case may be, is expressed to be subject to my claim.

I APPOINT the office of the Municipal District of Foothills No. 31 at Box 160, High River in the Province of Alberta, as the place at which notices and proceedings relating hereto may be served.

DATED this 20th day of June A.D. 1975

MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

Its agent [REDACTED]

CANADA }
 PROVINCE OF ALBERTA } I,
 TO WIT: } of the _____
 } in the Province of Alberta,

make oath and say:

1. THAT I am the within-named Caveator.
2. THAT I believe that I have a good and valid claim upon the said lands and I say this Caveat is not being filed for the purpose of delaying or embarrassing any person interested therein or proposing to deal therewith.

SWORN before me at the _____ of _____
 this _____ day of _____ A.D. 19 _____
 in the Province of Alberta

A Commissioner for Oaths in and for the
 Province of Alberta.

(*addition is defined as something attached to a man's name to show his rank, occupation, or place of residence, or otherwise to distinguish him.)



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, Jason Akins being the registered
Owner(s) or agent acting on behalf of the registered owner(s)
of NW 04-21-02 W5M
(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 25 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: 5/25/2023

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



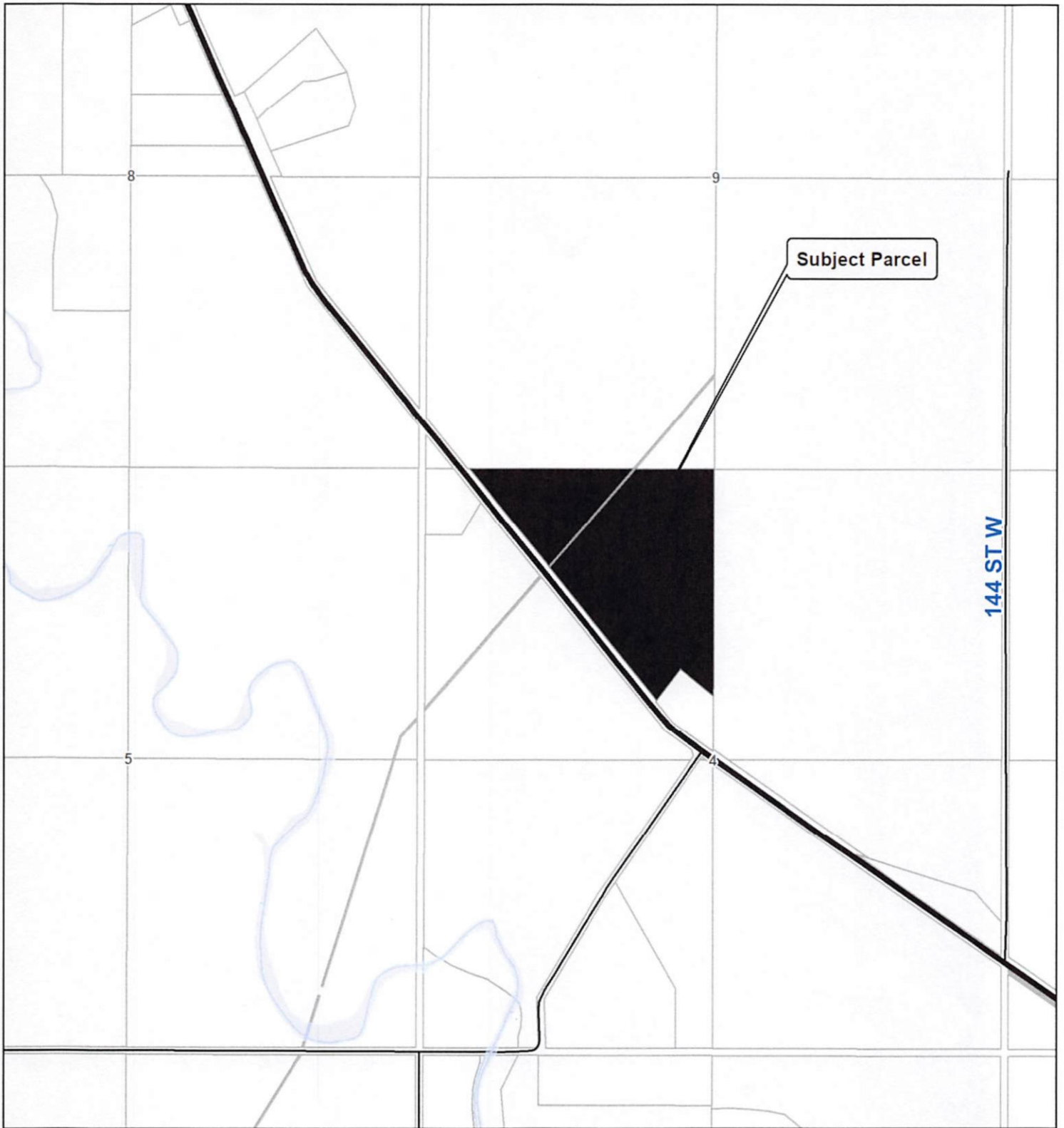
Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

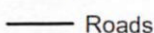







NW 04-21-02 W5M; NE of Rd Council Division #3




Legend

-  Roads
-  Highway
-  Parcels
-  Subject Parcel

Date: 2023-06-13

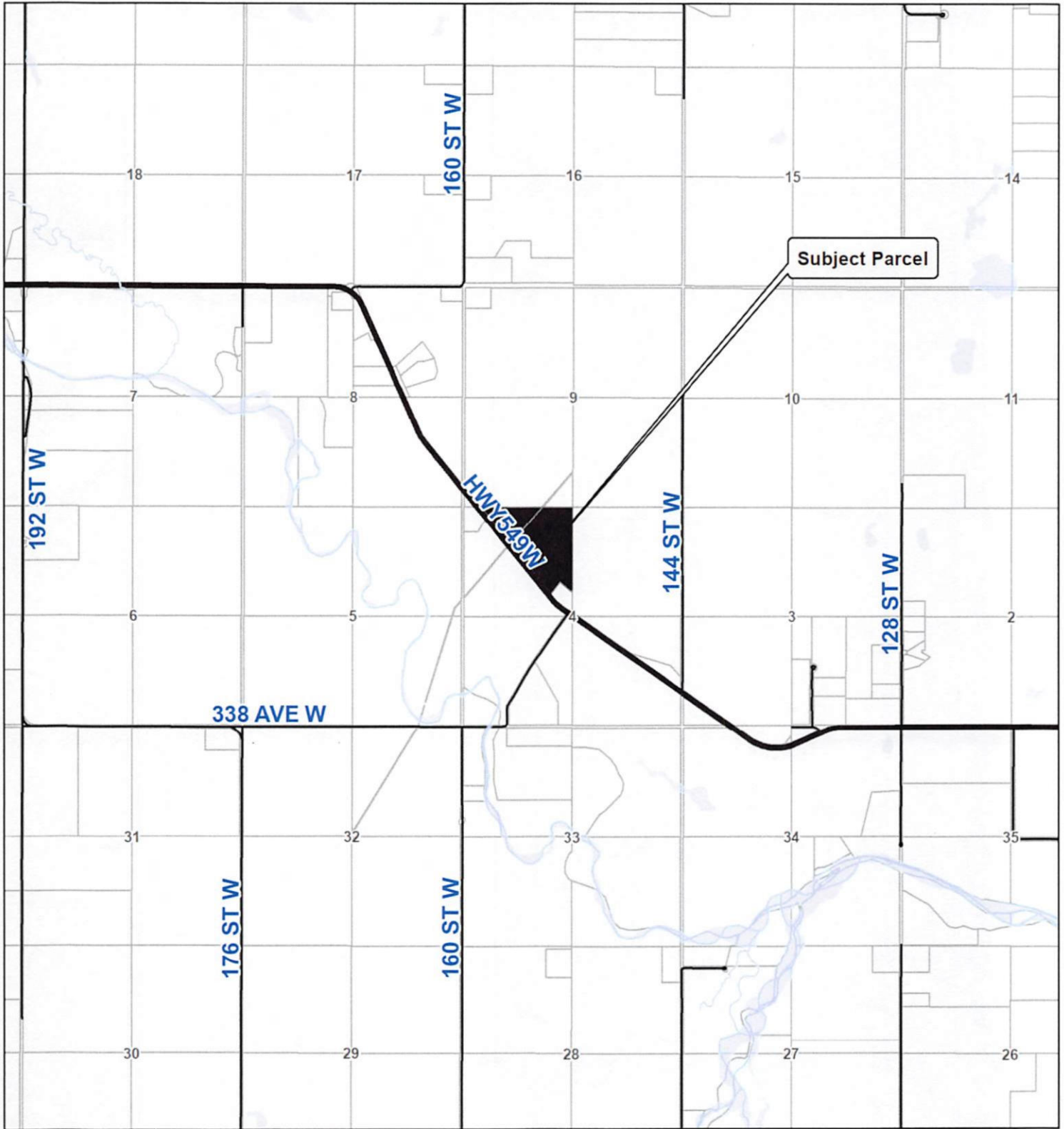


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Data Sources Include Municipal Records and  Katahdin, US. **1 Miles**



NW 04-21-02 W5M; NE of Rd Council Division #3



Legend

- Roads
- Highway
- Parcels
- Subject Parcel

Date: 2023-06-13



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Data Sources Include Municipal Records and AltaLIS.
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