



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 \$ 1,100 shall accompany this application.

Date Received: Oct 17/24 Receipt No. 427099

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, GROZONE GREENHOUSE LTD (HARRY LIVERY AND/OR DALJIT BHASHIN)
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. 23 twp. 19 range 28 west of 4 meridian.
Being all parts of lot 1 block 1 Reg. Plan No. 1014692 C.O.T. No. _____

TO: (Choose One)

Redesignate from AGRICULTURAL to COUNTRY RESIDENTIAL
 Amend the Land use Bylaw by _____

Size of existing parcel(s) 80.01 Size of proposed parcel(s) 74.97 + 5.04

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

DALJIT BHASHIN (SHAREHOLDER & GENERAL MANAGER OF GROZONE GREENHOUSE)
WISHES TO BUILD A PERSONAL RESIDENCE ON PROPERTY.

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 Oct 17/2024 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 _____

OR linda.i@live.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.

Date Oct 16th 2024 Signature of Owner _____

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

If yes, please clarify:

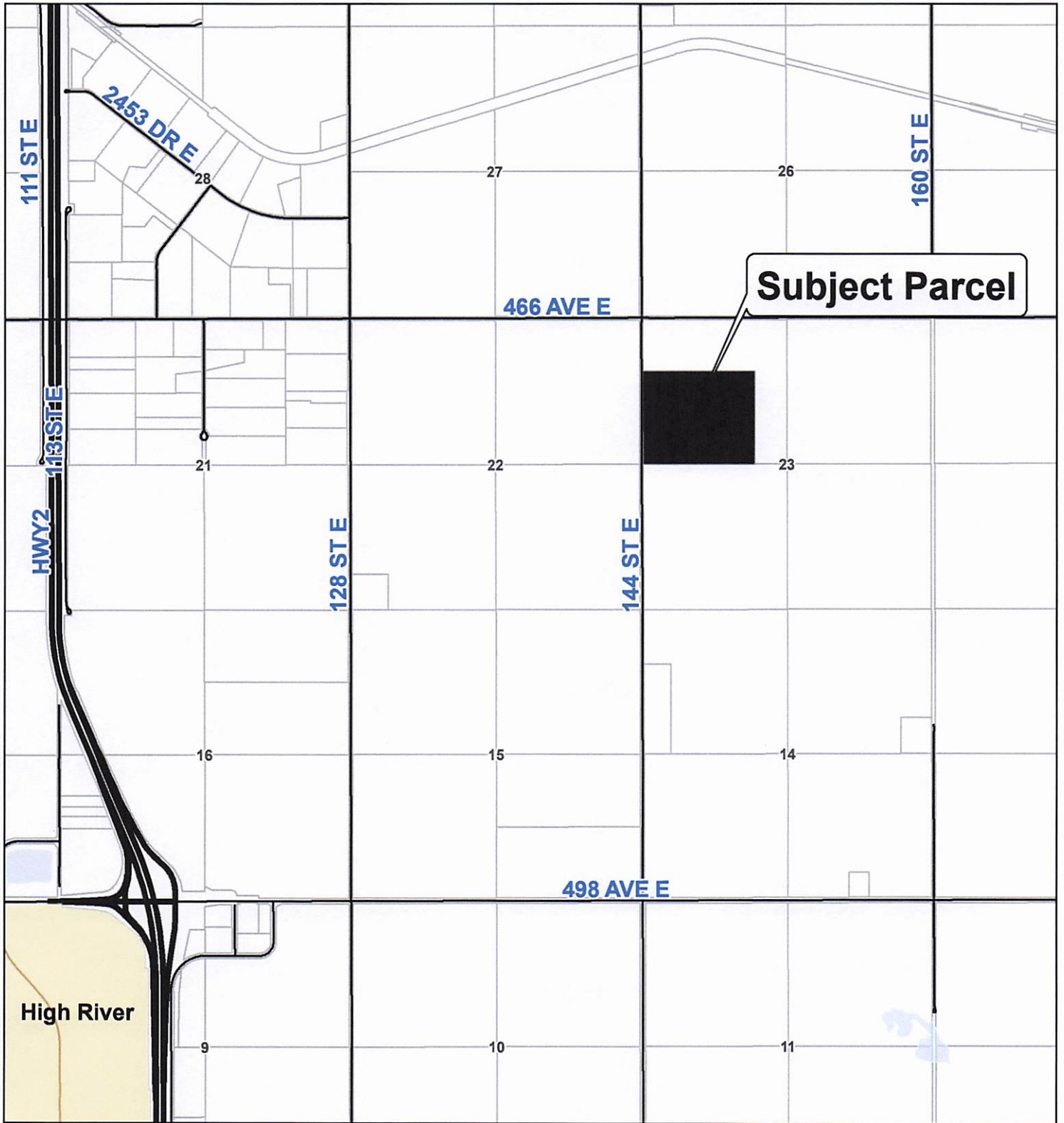
****Important Note: Applications must be received with original signed signature. Photocopies, faxes and emails will not be accepted.**

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.



Location Map

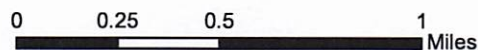
NW 23-19-28 W4M; Plan 1014692, Blk 1, Lot 1



Legend

- Roads
- Highway
- Parcels
- Subject Parcel
- Town

Date: 2024-11-26



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.

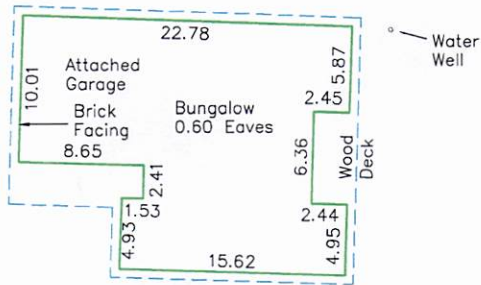
Data Sources Include Municipal Records and AltaLIS.
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NW¼ Sec. 23-19-28-W4M.

0.37

0.32

Aprox. Location
Septic Field



Lot 1
Block 1
Plan 101 4692

Foothills County - Tentative Plan

Page 2 of 2

Showing

Proposed Subdivision

Within

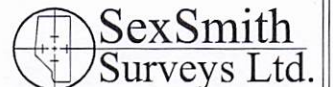
Lot 1 Block 1 Plan 101 4692

NW¼ Sec. 23-19-28-W4M.

SexSmith Surveys Ltd.

Rev 07 November, 2024 Scale 1:500

File 24-511



Box 5122, High River, Alberta, T1V 1M3

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SW¼ Sec. 26-19-28-W4M.

Road Allowance

NW¼ Sec. 23-19-28-W4M.

NE¼ Sec. 23-19-28-W4M.

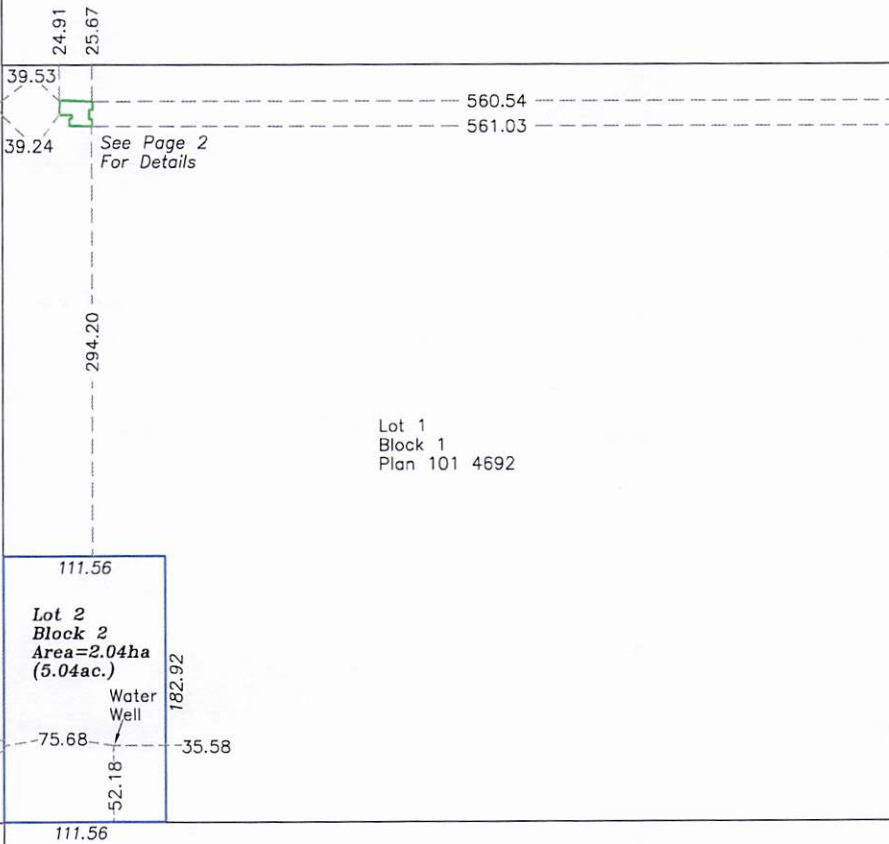
NE¼ Sec. 22-19-28-W4M.

Approach

Road Allowance

Road

Approach



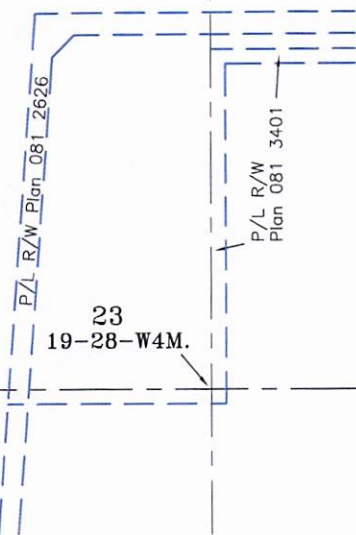
Lot 1
Block 1
Plan 101 4692

Lot 2
Block 2
Area=2.04ha
(5.04ac.)

Water Well

Water Well
Location From
Survey Dated June, 2010

SW¼ Sec. 23-19-28-W4M.



Foothills County - Tentative Plan

Showing

Proposed Subdivision

Within

Lot 1 Block 1 Plan 101 4692

NW¼ Sec. 23-19-28-W4M.

SexSmith Surveys Ltd.

Rev 07 November, 2024 Scale 1:5000

File 24-511



**SexSmith
Surveys Ltd.**
Box 5122, High River, Alberta, T1V 1M3
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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 605 072 1014692;1;1 101 357 785

LEGAL DESCRIPTION

PLAN 1014692

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 32.38 HECTARES (80.01 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;19;23;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 081 215 976 +1

081 215 976

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

101 357 785 09/12/2010 SUBDIVISION PLAN

OWNERS

GROZONE GREENHOUSE LTD.

OF RR 3

HIGH RIVER

ALBERTA T1V 1N3

(DATA UPDATED BY: CHANGE OF ADDRESS 151131978)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

3547JI . 30/09/1965 CAVEAT
RE : LEASE
CAVEATOR - DYNEGY CANADA INC.
2200,350-7TH AVE SW
CALGARY
ALBERTA T2P3N9

(DATA UPDATED BY: TRANSFER OF CAVEAT
001239003)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
101 357 785

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

851 130 607 08/08/1985 CAVEAT
RE : EASEMENT
CAVEATOR - MPP LTD.
P.O. BOX 20169
BOW VALLEY POST OFFICE
CALGARY
ALBERTA T2P4L2
AGENT - MEGAN SHABACK
(DATA UPDATED BY: TRANSFER OF CAVEAT
971281845)
(DATA UPDATED BY: TRANSFER OF CAVEAT
001239003)
(DATA UPDATED BY: TRANSFER OF CAVEAT
011127988)
(DATA UPDATED BY: TRANSFER OF CAVEAT
031253860)
(DATA UPDATED BY: TRANSFER OF CAVEAT
041339272)

961 190 964 21/08/1996 CAVEAT
RE : ROADWAY
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
31.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7
" AFFECTS PART OF THIS TITLE "

961 190 965 21/08/1996 CAVEAT
RE : ROADWAY
CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.
31.
BOX 5605
HIGH RIVER
ALBERTA T1V1M7
" AFFECTS PART OF THIS TITLE "

021 253 786 23/07/2002 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - MPP LTD.
3300, 425 - 1ST STREET S.W.
CALGARY, ALBERTA
T2P3L8 ATTENTION: SURFACE LAND DEPARTMENT
AGENT - SEAL.
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: TRANSFER OF CAVEAT
031253812)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
101 357 785

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

091 389 917	29/12/2009	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. " AFFECTS PART OF THIS TITLE "
091 389 920	29/12/2009	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. " AFFECTS PART OF THIS TITLE "
151 131 979	27/05/2015	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. 1919 20 AVE NANTON ALBERTA TOLIRO ORIGINAL PRINCIPAL AMOUNT: \$3,000,000

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 26 DAY OF
NOVEMBER, 2024 AT 02:27 P.M.

ORDER NUMBER: 52258579

CUSTOMER FILE NUMBER: HD- 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
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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:

961190964

ORDER NUMBER: 52258641

ADVISORY

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CAVEAT

TO THE REGISTRAR OF SOUTH ALBERTA LAND REGISTRATION DISTRICT

TAKE NOTICE THAT the Municipal District of Foothills No. 31, of Box 5605, of the Town of High River in the Province of Alberta, claim an interest by virtue of an Agreement for Sale wherein the landowner has agreed to sell to the Municipality for road widening purposes 17 feet of land along the West boundary of

PLAN 9611748
BLOCK 1

(NW 23-19-28 W4)

EXCEPTING THEREOUT ALL MINES AND MINERALS

being lands described in Certificate of Title, 96 _____ standing in the register in the name of PROGRO GREENHOUSES INC. 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 5605, High River, Alberta, T1V 1M7 as the place at which notices and proceedings related hereto may be served.

DATED this 26TH day of July, A.D. 1996.

MUNICIPAL DISTRICT OF FOOTHILLS NO. 31



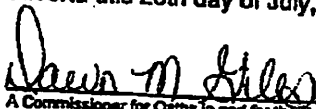
Signature of the Caveator or his Agent
Bill Robinson, Municipal Treasurer

CANADA
PROVINCE OF ALBERTA
TO WIT:

I, Bill Robinson, Municipal Treasurer
of the Municipal District of Foothills No. 31, High River,
in the Province of Alberta, make oath and say:

1. THAT I am the agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the lands and I say 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 High River in the Province of
Alberta this 26th day of July, 1996.



A Commissioner for Oaths in and for the Province of Alberta

DAWN MARIE GILES
A Commissioner for Oaths
in and for the Province of Alberta
Expiry Date Feb. 22, 1997



Bill Robinson

REGISTERED 1996.08.21
CAVEAT
FILED IN THE REGISTER
OF ALBERTA

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

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THE NORTH WEST QUARTER OF SECTION TWENTY THREE (23)
IN TOWNSHIP NINETEEN (19)
RANGE TWENTY EIGHT (28)
WEST OF THE FOURTH MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES)
MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
SUBDIVISION	961748	2.04	5.04

EXCEPTING THEREOUT ALL MINES AND MINERALS

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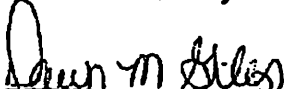

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Bill Robinson

941190965 REGISTERED 1996 08 21
CAVEAT CAUTION
DATE 1 07 1 00PM 1996/08/21
T.M.N./S.S. GREGORY/201