



Application for Amendment to Land Use Bylaw

Foothills County

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

www.foothillscountyab.ca
Email: planning@foothillscountyab.ca

Note: An Application Fee of \$ 1100.00 shall accompany this application.

Date Received: January 3/25 Receipt No. 430699

THIS SECTION TO BE COMPLETED IN FULL BY THE APPLICANT

I, Amy Dunham

Name of Registered Owner (please print)

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

Adam Walsh (Timbercreek Homes 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. 27 twp. 20 range 29 west of 4th meridian.

Being all parts of lot 18 block 8 Reg. Plan No. 221 0304 C.O.T. No. _____

TO: (Choose One)

Redesignate from _____ to _____

Amend the Land use Bylaw by allowing the septic holding tank to remain on the property.

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

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

This specific lot has a larger 12.0m Overland Drainage Right-of-Way at the rear of lot, compared to the neighboring lots with a 9.0m O.D.R/W, and this affected the usable size of the rear yard. Therefore the homeowner wishes to utilize a septic holding tank to maintain the remaining yard space for landscaping and family use. The septic designer also believes that due to the amount soil disturbed to create the larger drainage swale, the septic holding tank would be the better option.

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 DEC. 16TH, 2024

Signed _____

Landowner Information

Phone No. _____

Address: _____

Agent Information

Phone No. _____

Address: _____

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

I consent to receive documents by email: Yes ___ No

Email Address: _____

Email Address: adam@timbercreekhomes.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.

Date DEC 16 - 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

SE 27-20-29 W4M; Plan 2210304, Blk 8, Lot 18



Okotoks

Subject Parcel

Legend

- Roads
- ▭ Parcels
- ▬ Subject Parcel
- ▭ Town

Date: 2025-01-15

0 0.25

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Data Sources Include Municipal Records and AltaLIS.

LOVSE SURVEYS LTD.
 Land Surveyors
 #2, 4750 106 AVENUE SE
 CALGARY, ALBERTA, T2C 3G5
 PHONE 403-254-2010 FAX 403-254-1723
 WWW.LOVSESURVEYS.COM

CLIENT: **TIMBERCREEK HOMES INC.**
 ADDRESS: 674 GREEN HAVEN VIEW
 LOT: 18 BLOCK: 8 PLAN: 221 0304
 SUBDIVISION: GREEN HAVEN ESTATES
 PHASE: 2B
 CITY/TOWN: FOOTHILLS COUNTY, ALBERTA

Drawn by: DT Chk'd: MS
 Date: April 20, 2022
 Scale: 1:200
 FILE: 2206123_BUNGALOW FRENCH COUNTRY STYLE_2025-01-16
 HOUSE DIMENSIONS TO BE CONFIRMED BY BUILDER.

ATTN: ADAM

PLOT PLAN

FOOTING (ATF) 59.28 (LTF)
 TOP OF JOIST (TOJ) 62.42
 UNDERSIDE OF JOIST (USJ) 62.05
 FINISHED GRADE FRONT 61.76
 FINISHED GRADE REAR 61.16 60.81
 GARAGE SLAB 61.76 61.39
 SERVICE INVERT
 SETBACK 10.50m

NOTE: GRADES AND BUILDING LAYOUT ARE SUGGESTED ONLY AND ARE SUBJECT TO CHANGE AND APPROVAL.
 BUILDER MUST ENSURE ALL OPENINGS ARE CONSTRUCTED ABOVE ANY MGRMG GRADES!
 PLOT PLAN MUST BE APPROVED BY THE DEVELOPER AND THE APPROVAL MUNICIPALITY PRIOR TO STAKEOUT. BUILDER ASSUMES ALL RESPONSIBILITY IF FAILURE TO DO SO.
 PLEASE NOTE THAT SURFACE FURNITURE IS NOT NOTED ON THE PLOT PLAN AND MAY OR MAY NOT BE PRESENT, IE UTILITY BOXES, LIGHT STANDARDS, FIRE HYDRANTS ETC.

LOT ZONING RC
 BUILDING AREA=401.12m²
 LOT AREA=3237.38m²
 LOT COVERAGE=12%
 DRIVEWAY AREA=955.70m²





Onsite Wastewater Evaluation Report

Assessment completed by: Royce Neigum of Groundstar Contracting Ltd. PSDS #9609

Customer: Timber Creek Homes

Project Address: 574 Green Haven View

Project Details: Septic system suitability assessment

An evaluation of the above property was completed to assess the suitability of an onsite wastewater treatment system. Based on the size of the property and soil type, as well as the conditions of the development, holding tanks have been chosen as a suitable onsite wastewater system.

The proposed development served is a 2498 square foot 4 bedroom detached home. A preliminary fixture unit count was taken and an additional flow volume of 71.5 Imp Gal was added to design considerations. After initial review of the plans, we could assume this system is to be designed based on a peak daily flow of 521.5 Imp Gal. This development will require a higher than normal effluent treatment due to site constraints so a packaged treatment plant delivering effluent to a sand mound or concrete holding tanks would be suitable here. Calculations for sizing are provided below.

Option 1: The first option would be installation of a CSA approved packaged treatment plant supplying a secondary treated effluent to a sand mound as tertiary treatment for this development will consume an area of approximately 2,719.5 square feet. The sand layer will be 115 feet in length and 6.5 feet wide and covering approximately 751 square feet. The overall width of the completed sand mound will be 21 feet wide and 129.5 feet long. These measurements are calculated based on a Clay Loam soil type and applicable effluent loading rates related to this soil type.

Option 2: The second option for this development would be installation of CSA approved concrete holding tanks.

Wastewater Treatment Design Details

Option 1:

The calculations are below for this development with a packaged treatment plant delivering secondary treated effluent to a sand mound treatment area where effluent will be evenly disbursed via pressure distribution piping.

Treatment Mound Sizing Calculations

The soil type that exists below the sand mound area is Clay Loam with a secondary treated effluent loading rate of 0.45 Imp. Gal./Day/Square Foot. The development is assumed to have a peak daily wastewater flow volume of 521.5 Imp. Gal.

In Situ Soil Infiltration Area:

Required:	1158 Square Feet
Provided:	3318 Square Feet
Slope of area:	<1%
Total toe to toe mound width:	21(6.4m) Feet
Total toe to toe mound length:	157 (48.17m) Feet

Sand Layer Details:

Maximum wastewater flow volumes:	521.5 Imp. Gal.
Hydraulic linear loading rate:	3.7 Imp. Gal./Day/Linear Foot
Sand layer area provided:	628 Square Feet
Sand layer effluent loading rate:	0.83 Imp. Gal./Day/Square Foot
Sand layer width:	4.49 Feet
Sand layer length:	140 Feet

Required Separation Distances:

A packaged treatment plant shall not be located within:

- 10m (33ft) from a water course**
- 10m (33ft) from a water source or water well**
- 6m (20ft) from a property line**
- 1m (3.25ft) from a building**

Note: A packaged treatment plant may be located 1m (3.25ft) from property line if;

- a) It is equipped with odour control mechanisms**
- b) The development has peak flows of less than 5.7m³ per day**
- c) The wastewater strength does not exceed typical levels of residential effluent strength**

Treatment Mounds:

15m (50ft) from a water source

100m (330ft) from a licensed municipal water well

15m (50ft) from a water course, except as provided in Article 2.1.2.4

2.1.2.4.

Separation from Specific Surface Waters

1) The soil - based treatment component of an on -site wastewater treatment system shall be located not less than 90 m (300 ft.) from

the shore of a1

- a) lake,
- b) river,
- c) stream, or
- d) creek.

1Intent: Sentence (1) —The terms “lake,” “river,” “stream,” or “creek” are used specifically to separate them from other types of water courses to which this article does not apply. The purpose is to cause the location of the soil -based treatment component to be far enough from the body of water that upon a failure of surfacing effluent the effluent will not quickly and directly flow into the body of water. Alternatively, as set out in Sentence (2), the soil-based treatment component can be positioned on the lot, away from the body of water and in a location that will make a failure more easily noticed and upon failure will create an immediate inconvenience for the owner. This should result in a faster repair of the system. To achieve the intent of Sentence (2) the building does not have to be directly between the system and body of water. A water - tight septic tank or similar water tight initial treatment component does not need to meet the requirements of this Article.

3m (10ft) from property line

10m (33ft) from a basement, cellar, or crawl space

10m (33ft) from a building that does not have a basement, cellar, or crawl space

3m (10ft) from a septic tank

Option 2:

Maximum daily flow:	521.5 Imp. Gal/Day
Average daily flow:	250 Imp. Gal/Day
Holding Tank Volume:	10,000 Imp Gal
Days of holding based on peak flow	19 Days
Days of holding based on average flow	40 Days

Holding tanks shall not be located within:

10m (33ft) from a water course

10m (33ft) from a water source or water well

6m (20ft) from a property line

1m (3.25ft) from a building

In closing, calculations were completed and measurements were done to fit the tertiary treatment system on this site. With the constraints of the drainage right of way to the South and the West side of the proposed installation area the maximum area was taken and the minimum area for setback from the home could not be achieved. The plot plan is attached to show measurements for reference. Also, with the system situated directly against the drainage swales to the South and the West the risk of effluent breakout was of great concern. If there was ever a failure within the system the effluent would escape directly into the drainage swale and potentially contaminate the downstream components leading to unknown environmental hazards. Although holding tanks are not ideal for the system owner this is the only design that would be able to serve this particular development. Two 5000 Imp. Gal tanks would serve this property with an approximate once a month pump out schedule.

LOVSE SURVEYS LTD.
 Land Surveyors
 #2, 4750 106 AVENUE SE
 CALGARY, ALBERTA, T2C 3G5
 PHONE 403-254-2010 FAX 403-254-1723
 WWW.LOVSESURVEYS.COM

CLIENT: TIMBERCREEK HOMES INC.
 ADDRESS: 574 GREEN HAVEN VIEW
 LOT: 18 BLOCK: 8 PLAN: 221 0304
 SUBDIVISION: GREEN HAVEN ESTATES
 PHASE: 2B
 CITY/TOWN: FOOTHILLS COUNTY, ALBERTA

Drawn by: DT Chk'd: MS
 Date: April 20, 2022
 Scale: 1:200
 FILE: 2206123 BUNGALOW FRENCH COUNTRY STYLE 2025-01-02
 HOUSE DIMENSIONS TO BE CONFIRMED BY BUILDER.
 ATTN: ADAM

PLOT PLAN

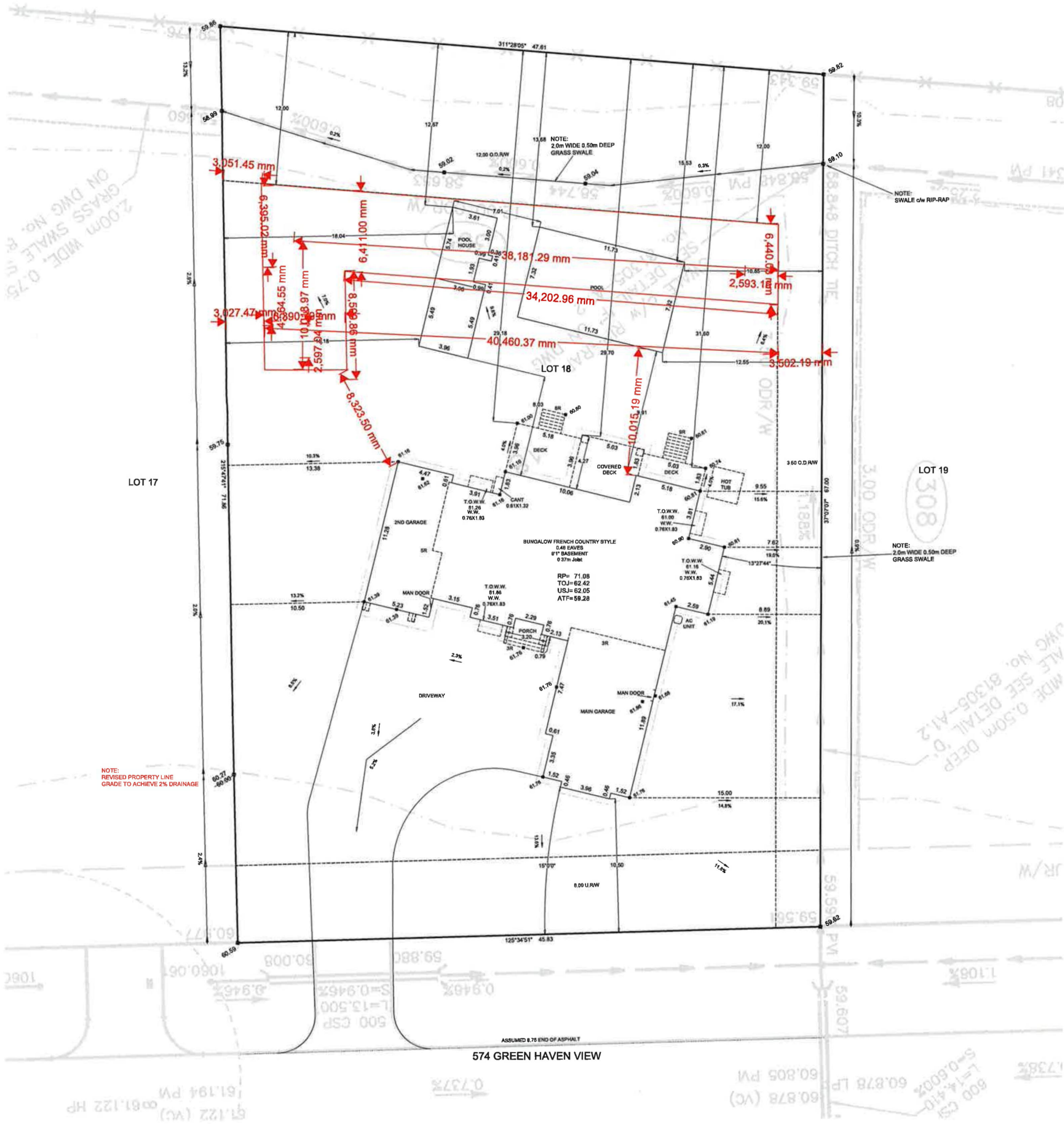
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LOT ZONING RC
 BUILDING AREA=401.12m²
 LOT AREA=827.26m²
 LOT COVERAGE=12%
 DRIVEWAY AREA=366.70m²



BLOCK 8
 LOT 21 ER





HISTORICAL LAND TITLE CERTIFICATE
CURRENT TITLE WITH HISTORICAL DATA

S
LINC SHORT LEGAL TITLE NUMBER
0039 102 660 2210304;8;18 231 185 890

LEGAL DESCRIPTION
PLAN 2210304
BLOCK 8
LOT 18
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;29;20;27;SE

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 231 040 765

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 185 890	16/06/2023	TRANSFER OF LAND	\$1,546,365	CASH & MORTGAGE

OWNERS

AMY DUNHAM
[REDACTED]
[REDACTED]

(DATA UPDATED BY: CHANGE OF ADDRESS 241091733)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
221 051 787	10/03/2022	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - FOOTHILLS COUNTY. BOX 5605 HIGH RIVER ALBERTA T1V1M7
221 051 790	10/03/2022	RESTRICTIVE COVENANT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 185 890

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
221 051 792	10/03/2022	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. AS TO PORTION OR PLAN:2210305
221 051 794	10/03/2022	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. GRANTEE - FOOTHILLS COUNTY. GRANTEE - SHAW CABLESYSTEMS LIMITED. GRANTEE - TELUS COMMUNICATIONS INC. AS TO PORTION OR PLAN:2210305
221 051 797	10/03/2022	EASEMENT AS TO PORTION OR PLAN:2210306 OVER AND FOR BENEFIT OF: SEE INSTRUMENT
231 185 891	16/06/2023	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 10 YORK MILLS ROAD TORONTO ONTARIO M2P2G4 ORIGINAL PRINCIPAL AMOUNT: \$1,235,500
231 185 892	16/06/2023	CAVEAT RE : VENDOR'S LIEN CAVEATOR - TIMBERCREEK HOMES INC. PO BOX 1636 OKOTOKS ALBERTA T1S1B5 AGENT - ANTON Q SUBERLAK
241 091 733	09/04/2024	CHANGE OF ADDRESS FOR SERVICE RE: AMY DUNHAM 574 GREEN HAVEN VIEW FOOTHILLS ALBERTA T1S0R3 AFFECTS INSTRUMENT: 231185890
241 105 286	29/04/2024	DISCHARGE OF CAVEAT 231185892
TOTAL INSTRUMENTS: 009		

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
JANUARY, 2025 AT 03:36 P.M.

ORDER NUMBER: 52612139

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
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).