



Foothills County

NOTICE OF PUBLIC HEARINGS

The Council of Foothills County will hold public hearings regarding proposed amendments to the County's Land Use Bylaw 60/2014 regarding Retail Cannabis Sales and Secondary Suites at the dates and times indicated below. A complete copy of the draft proposed Land Use Bylaw Amendments may be reviewed at the Foothills County Administration Office during regular business hours or on the County's website at www.foothillscountyab.ca. In addition, a detailed staff report outlining the particulars of the proposed Land Use Bylaw amendments can be obtained from the Council Meeting Agenda one week prior to the scheduled Public Hearing/Meeting date. The Council Meeting Agenda can be found on the County's website at www.foothillscountyab.ca/development/upcoming-hearings-council.

Public hearings/meetings are conducted in a hybrid format whereby participants may attend Council Chambers in person at the Foothills County Administration Building, 309 Macleod Trail S, High River, AB or by way of electronic communications using the Zoom Video Conferencing/Conference Calling platform. Alternatively, if you would like to watch the proceedings without participating, live stream and video recordings of all public hearings/meetings are available by following the YouTube links found on our website at www.foothillscountyab.ca.

At each hearing/meeting, Council will hear from the applicant(s), from any person who claims to be affected by the proposal, and from any other person who wishes to make representation AND that Council agrees to hear. A five-minute time limit has been imposed on submissions and presentations to Council. Permission for additional time may be requested and may be granted at the discretion of the Chair.

Participation may be conducted using one of the following methods:

Foothills County will utilize Zoom as the video conferencing and conference call platform for public participation during the below scheduled public hearings/meetings. You may attend by video conference or by telephone (conference call). To participate, you must first register by email to publichearings@foothillscountyab.ca and include the following information:

- **Date and Time of the Public Hearing(s)/Meeting(s) you are attending**
- **Name** (you must use the same spelling when registering and when signing in)
- **Email Address**
- **Mailing Address** (in order to receive written notice of the decision)
- **Phone number** (for contact purposes in case there are technical difficulties during the hearing/meeting)
- **Your purpose for attending** (e.g., applicant, agent, neighbouring landowner in support of, or in opposition to, the application, etc.)

The deadline for registration for each hearing/meeting is indicated below. Once registered, an email with detailed instructions will be sent to you within 48 hours of the scheduled public hearing/meeting date and time.

If you are unable to participate in person or electronically, you may submit a letter in advance of the public hearing/meeting. Letters can be submitted by email to publichearings@foothillscountyab.ca, mail, fax or dropped off at the Foothills County Administration Building. Letters must include the date and time of the public hearing/meeting you are commenting on, your full name, mailing address, email address, and legal description to identify where you are located in relation to the subject parcel. **The deadline to submit a letter is indicated below. Letters received after the deadline may not be considered by Council.**

Written requests to adjourn or reschedule a public hearing/meeting accompanied by payment of the required \$500.00 fee can be sent by email to publichearings@foothillscountyab.ca, by Fax (403) 652-7880, by regular mail to Foothills County, Box 5605, High River, Alberta, T1V 1M7, or dropped off at the Foothills County Administration Building, 309 Macleod Trail S, High River, AB. Requests must be received a minimum of 2 days in advance of the scheduled public hearing/meeting date to allow for circulation to all parties.

Please note that all submissions will be considered to be part of a file that can be viewed by the public at any time.

After hearing all information at each public hearing, Council may do one of the following: (1) they may give a Bylaw three readings; OR (2) they may give a Bylaw one reading and then ask for further requirements; OR (3) they may postpone the matter if more information is required; OR (4) they may refuse an application.

For further information, please contact the Planning Department at: (403) 652-2341 or Email: planning@foothillscountyab.ca.

**November 15, 2023
PUBLIC HEARINGS**

Deadline for registration to participate in these hearings or to submit a letter is 4:30 P.M. on Thursday, November 9, 2023

**PUBLIC HEARING
TO BE HEARD AT 10:00 A.M.**

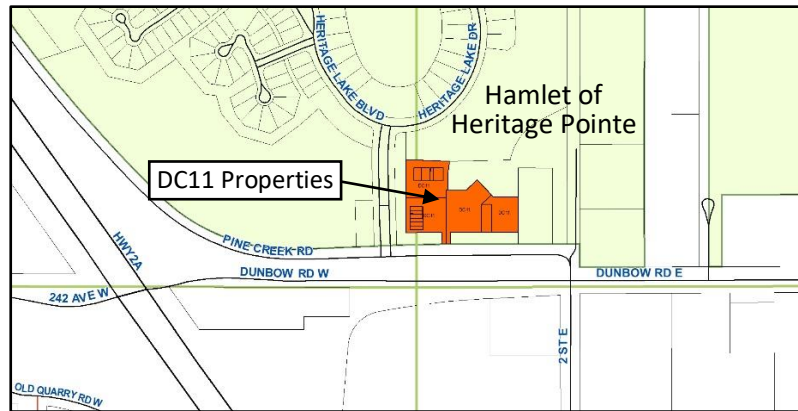
**PROPOSED AMENDMENT TO
FOOTHILLS COUNTY LAND USE BYLAW 60/2014
RETAIL CANNABIS SALES IN
DIRECT CONTROL DISTRICT #11 (DC11)**

This public hearing has been scheduled to provide information on proposed amendments to the County’s Land Use Bylaw, for the purpose of considering Retail Cannabis Sales businesses within DC11.

The current Land Use Bylaw policies do not contemplate or include provisions to allow for any retail sales of cannabis within Foothills County. Subsequent to the legalization of cannabis consumption and retail sales at federal and provincial levels, Foothills County has received several enquiries from potential business operators wishing to operate within the County. Foothills County is now looking to consider proposed Land Use Bylaw amendments which would allow for the consideration and potential approval of such businesses on properties zoned under the DC11 land use district. This district is currently assigned to the commercial business properties within the “Heritage Pointe Shopping Plaza”, directly north of Dunbow Road and west of the Heritage Pointe Fire Hall. At this time, this is the only location and land use district being contemplated to allow for this use.

The proposed amendments also include new definitions and revisions to existing policies to acknowledge and clarify specific requirements and regulations related to this use. If the amendments are approved, any proposed cannabis retail sales business on a DC11 property would require additional approval from Council for a Development Permit and would be subject the requirements and restrictions of Alberta Gaming, Liquor and Cannabis Commission (AGLC) approvals.

The proposed amendments do not contemplate changes to the County’s current “Consumption of Cannabis in Public Places Bylaw”.



**PUBLIC HEARING
TO BE HEARD AT 1:30 P.M.**

**PROPOSED AMENDMENT TO
FOOTHILLS COUNTY LAND USE BYLAW
60/2014 - SECONDARY SUITES**



This public hearing has been scheduled to provide information on proposed amendments to the County’s Land Use Bylaw pertaining to Secondary Suites.

These amendments include:

- Allow Secondary Suites within Hamlet boundaries (except Heritage Pointe and Priddis Greens) and on parcels under 2 acres in size.
- Allow for Secondary Suite, Detached.
- Increase maximum size for Secondary Suites.
- Removed the minimum size restriction for Secondary Suites (still must be able to meet Safety Code requirements).
- Add some flexibility for mobile homes and manufactured homes to be used as Secondary Suites.
- Add requirement when evaluating applications for consideration of architectural character of detached suites to ensure visual character is compatible with the principal dwelling and in keeping with the character of the area.
- Remove restriction on bed and breakfast, tourist homes-, and home-based businesses from a Secondary Suite.
- Amended parking requirement to one on-site parking space per Secondary Suite.
- Allow variances, for a two-year period from the date of approval of new policy amendments, for existing suites in Hamlets and on parcels under 2 acres in size being brought into compliance.
- Amend Dwelling Density in some land use districts to accommodate Secondary Suites.

A complete copy of the draft Land Use Bylaw amendments for Cannabis Sales & Secondary Suites can be found on the front page of the County’s website – www.foothillscountyab.ca.

Council encourages residents to attend these public hearings and provide their input to the proposed changes.

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