

**FOOTHILLS COUNTY
COUNCIL MINUTES**

January 29, 2025

9:00 a.m.

Present: Reeve Miller, Councillor Siewert, Councillor Castell, Councillor McHugh, Councillor Alger, Deputy Reeve Waldorf, Councillor Oel
Administration: CAO R. Payne, Deputy Director of Planning J. McLean, Municipal Manager H. Riva Cambrin, Manager of Legislative Services S. Barrett, Recording Secretary G. Stanley

GENERAL MATTERS

Call Meeting to Order

The meeting was called to order at 9:00 a.m.

Approval of the Agenda

That Council approve the agenda for the Council meeting of January 29, 2025 as amended to move Item G.2 Highfield Rowland Acres ASP Subdivision to CMRB - Request for Direction to the open session of Council.

CARRIED

PUBLIC WORKS / ENGINEERING / PARKS & RECREATION

Manager of Parks and Recreation J. Porter, Development and Roads Technologist W. Kruger, Director of Public Works D. Taylor, Manager of Operations, Public Works B. Weberg, Manager of Agricultural Services K. Kornelsen, Deputy Director of Community and Emergency Services P. Stapley and Director of Community and Emergency Services R. Saulnier were in attendance for a discussion period with Council.

2025 Capital Equipment Purchase - Tractor

That Council authorize the Capital Equipment Purchase of one 2024 New Holland T6-160 from Vanee Farm Centre Inc. for a total cost not to exceed \$245,000.00 plus applicable taxes.

CARRIED

2025 Capital Equipment Purchase - Road Reclaimer/Road Grader

That Council authorize the Capital Equipment Purchase of a Road Reclaimer, Grader and Tooth Bucket from Finning Canada, Brandt Tractor Ltd. and Nors Construction Equipment for a total cost not to exceed \$1,790,050.00 plus applicable taxes and direct administration to confirm the waiving of possible future tariff.

CARRIED

2025 Capital Equipment Purchase – Excavator

That Council authorize the Capital Equipment Purchase of one EC250E Volvo Excavator from Nors Construction Equipment for a total cost not to exceed \$368,350.00 plus applicable taxes.

CARRIED

Stop Sign Installation - 322 Avenue East and 8 Street East - Bylaw 47/2024 (3rd Reading)

Bylaw 47/2024 was reintroduced into the meeting to authorize the installation of a STOP sign (RA-1) at the intersection of 322 Avenue East and 8 Street East (northbound traffic). That Bylaw 47/2024 be given third reading.

THE BYLAW WAS PASSED

MISCELLANEOUS MUNICIPAL ITEMS

2025 Capital Equipment Purchase - IT Plotter and Scanner Replacement

That Council authorize the Capital Equipment Purchase of a Plotter and Supplies from WBM Technologies for a total cost not to exceed \$12,350.00 plus applicable taxes.

CARRIED

Development Compliance - Year End Report

That Council accept the Development Compliance 2024 Year End Report as information.

CARRIED

Roll #1927133090 - Request to Waive Tax Penalty

That Council acknowledge the letter from K. Hiller and deny the request to waive penalties imposed against Tax Roll #1927133090 in the amount of \$532.59.

CARRIED

Roll #1828212500 & Roll #1828215000 - Request to Waive Tax Penalty

That Council acknowledge the letter from M. Neimans and deny the request to waive penalties imposed against Tax Roll #1828212500 and Tax Roll #1828215000 in the amount of \$1,520.02.

CARRIED

2025 Board and Committee Appointments

That Council postpone the Board and Committee appointments to the February 12, 2025 Council Meeting.

CARRIED

PUBLIC HEARINGS & MEETINGS

10:00 a.m. - Minue - NE 21-20-28 W4M - Amend (CR)

J. MacLean Minue and Agent J. Chesworth were in attendance for the public hearing in connection to the proposed amendment to the Country Residential District land use rules to allow for the future subdivision of one 5.60 +/- acre Country Residential District parcel, leaving a 14.13 +/- acre Country Residential District balance on Plan 1528LK, Block 1; Ptn. NE 21-20-28 W4M.

The public hearing was closed.

Minue - NE 21-20-28 W4M – Decision

That Council refuse the application for an amendment to the Country Residential District land use rules to allow for the future subdivision of one 5.60 +/- acre Country Residential District parcel, leaving a 14.13 +/- acre Country Residential District balance from Plan 1528LK, Block 1; Ptn. NE 21-20-28 W4M.

In consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the application does not adequately address the intent of this section with respect to the cumulative effects of development and suitability of the lands for further development.

THE MOTION WAS LOST

Bylaw 04/2025 was introduced into the meeting to authorize an amendment to the Country Residential District land use rules to allow for the future subdivision of one 5.60 +/- acre Country Residential District parcel, leaving 14.13 +/- acre Country Residential District balance on Plan 1528LK, Block 1; Ptn. NE 21-20-28 W4M.

In consideration of the criteria noted within the Residential section of the MDP2010, Council is of the opinion that the lands are suitable for the intended use. Further, the application falls within the density provisions and lot size restrictions of the Country Residential District within the County's Land Use Bylaw.

Prior to further consideration of the Bylaw, the applicant will be required to submit the following:

1. Landowners are to enter into a road acquisition agreement for future road dedication over the 15m panhandle as illustrated in the site plan, that is to be registered by way of caveat as a condition of subdivision;
2. Landowners are to fully execute and comply with all requirements as outlined within the Municipal Development Agreement for the purposes of payment of the community sustainability fee and any other necessary municipal and on-site improvements as required by Council and the Public Works department;
3. Landowners are to submit a development permit application to bring the sea can into compliance with the Land Use Bylaw, as a condition of subdivision and that the number of existing accessory buildings is recognized as legal non-conforming;
4. Proof of adequate water supply to be provided in accordance with the Provincial Water Act to the satisfaction of the County;
5. Final amendment application fees to be submitted; and
6. Submission of an executed subdivision application and the necessary fees.

That Bylaw 04/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

MISCELLANEOUS PLANNING ITEMS

Highfield and Rowland Acres ASP Subdivision to CMRB - Request for Direction

That Council acknowledge the discussion and confirms its previous decision of October 16, 2024 to direct the Administration to pursue approval of the Highfield and Rowland Acres Area Structure Plan from the Calgary Metropolitan Region Board.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Tax Sale Reserve Bid

That Council authorize the reserve bid in relation to the tax sale to be set at \$885,875.00 for Tax Roll #2129027560 and that sale be postponed to March 31, 2025.

CARRIED

Wildlife Co-existence and Chainsaw Safety Workshops - Request for Approval

That Council approve the proposed Wildlife Co-existence Workshop on April 8, 2025

and the Chainsaw Safety Workshop on May 6, 2025 at the Priddis Hall for residents to attend.

CARRIED

Cayley Residential Lots - Phase 3

That Council accept the proposal for the Cayley Residential Lots - Phase 3 as recommended and that the funds garnered from the sale of the lots in Cayley be used to cover the cost of engineering.

CARRIED

Village of Longview - 2025 Elections Agreement

That Council authorize administration to enter into an Election Services Agreement with the Village of Longview for the 2025 election.

CARRIED

OTHER MATTERS

Lunch

That Council adjourn for lunch.

CARRIED

MISCELLANEOUS MUNICIPAL ITEMS

Economic Development Advisory Committee - Recommendation to Create an Economic Development Landing Page on Foothills County Webpage

That Council authorize administration to initiate the project of creating an Economic Development Landing page on the Foothills County website with Progressive West Consulting, with a total cost not to exceed \$4,000.00 plus applicable taxes.

CARRIED

SUBDIVISION APPROVING AUTHORITY ITEMS

That Council recess to sit as the Subdivision Approving Authority.

CARRIED

Canadian Online Services Corp., Holly Electronic and Controls Ltd., 1326964 Alberta Ltd., Q and Q Airtech Engineering Inc. and Wei Yip - NW 20-22-02 W5M - Request for Time Extension

That the Subdivision Approving Authority has no objection to the time extension as requested, and the landowners therefore have until December 1, 2025 to complete the conditions of subdivision originally set forth on December 1, 2021.

CARRIED

Adjourn

That the meeting of the Subdivision Approving Authority adjourn and that Council continue its regular agenda.

CARRIED

OTHER MATTERS

Minutes – January 22, 2025

That Council adopt the minutes, as circulated, of its January 22, 2025 Council meeting.

CARRIED

Accounts – January 29, 2025

That the following EFTs 027779-027780, 027782-027791, 027793, 027795, 027797-027802, 027804-027805, 027807-027811, 027814-027825, 027828-027832 and Pre-Authorized Payments January 20, 2025, January 21, 2025, January 22, 2025, January 23, 2025, January 29, 2025 bills and accounts totaling \$56,729.44 be approved for payment:

EFT No.	Vendor Name	Vendor Amt.
EFT027778	1009720 Alberta Ltd.	\$11,417.69
EFT027781	Acti-Zyme Products Ltd	\$11,578.88
EFT027792	Canoe Procurement Group of Canada	\$307,587.37
EFT027794	CDW Canada Inc.	\$306,165.38
EFT027796	Contain-A-Way Services	\$8,747.93
EFT027803	High River Ag Society	\$6,614.21
EFT027804	High River Handi-Bus	\$2,773.42
EFT027805	Iron Clad Mechanical Services	\$2,454.20
EFT027806	ISL Engineering and Land Services	\$27,632.86
EFT027812	MPE a division of Englobe	\$56,715.93
EFT027813	NSC Minerals Ltd.	\$7,431.40
EFT027826	Town of Diamond Valley	\$8,600.00
EFT027827	Town of Okotoks	\$5,097.52

Pre-Authorized Payments	Vendor Name	Vendor Amt.
January 24, 2025	Meota Gas Co-op Ltd.	\$6,541.40

CARRIED

PUBLIC HEARINGS & MEETINGS

1:30 p.m. - Foothills Crossing Area Structure Plan Amendment and Concurrent Land Use Redesignation/Amendment

J. Shoulin and Agent D. Symes were in attendance for a public hearing in connection to the proposed amendment to the Foothills Crossing Area Structure Plan to allow for the development of a business park which may accommodate a Data Centre Campus; amendment to the Land Use Bylaw 60/2014 to add a Data Centre Campus definition; and redesignation of a portion of the Area Structure Plan area from Agricultural District to Business Park District with Site-Specific Amendments to the Business Park District to allow for the development of a business park to accommodate a Data Centre Campus on the subject lands as a permitted use.

Also in attendance were E. Abootorabi, W. Adams, K. Bar, A. Wiebe, M. Blackmore, B. Morse, G. Tetarenko, F. Randle, T. Rubak, J. Petes, R. Peters, M. Pohl, T. Makowskmi, E. Weening, B. Kingdon, and J. Perks.

One letter of support was received.

The public hearing was closed.

Foothills Crossing Area Structure Plan Amendment

Bylaw 05/2025

Bylaw 05/2025 was introduced into the meeting to authorize amendments to the Foothills Crossing Area Structure Plan to text, maps and policy within the Foothills Crossing Area Structure Plan with respect to the land use concept, transportation concept and phasing strategy to allow for the development of a business park which may accommodate a Data Centre Campus and related uses.

Further consideration of the bylaw is subject to the following:

- 1) Applicant to provide additional amendments to the ASP, as per direction from Foothills County Council to the satisfaction of Foothills County Administration.

That Bylaw 05/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Land Use Bylaw 60/2014 Amendment

Bylaw 06/2025

Bylaw 06/2025 was introduced into the meeting to authorize the addition of the following definition for Data Centre Campus to Section 2.5 Definitions of the Land Use Bylaw 60/2014:

DATA CENTRE CAMPUS: A large-scale facility designed to house extensive computer systems and associated components, for supporting artificial intelligence, cloud computing, data security, data storage, management and processing digital media, information and applications. This facility encompasses ancillary structures that support its primary function, including but not limited to administrative offices, educational and training facilities, maintenance facilities, power generation facilities, substations, and security buildings.

That Bylaw 06/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

Foothills Crossing – NE 09-19-28 W4M/SE 09-19-28 W4M – Redesignation

Bylaw 07/2025

Bylaw 07/2025 was introduced into the meeting to authorize the redesignation of Ptn. NE 09-19-28 W4M containing 129.51 +/- acres and Ptn. SE 09-19-28 W4M containing 149.99 +/- acres (the “subject lands”) from Agricultural District to Business Park District, and Site-Specific Amendments to allow for the development of a Data Centre Campus on the subject lands as a discretionary use and to outline requirements related to maximum site coverage, maximum height of structures, parking and what must be included in a complete development permit application for a Data Centre Campus. The Site-Specific Amendments are as follows:

- a. Under Section 14.1.8 Exceptions in the Business Park District, Data Centre Campus to be added as a discretionary use for the subject lands;
- b. Under Section 14.1.8 Exceptions in the Business Park District the maximum site coverage to be as follows for the Subject Lands: The maximum site coverage, including all buildings and impermeable surfaces, is 60% of the total lot area or as

supported by a stormwater management plan prepared by an accredited professional;

- c. Under Section 14.1.8 Exceptions in the Business Park District the maximum height of structures to be 18 metres for the Subject Lands;
- d. Under Section 14.1.8 Exceptions in the Business Park District the parking requirements to be as follows for the Subject Lands: Parking must be provided at a rate of 1.5 parking stalls or units per permanent employee. This excludes Handicap Parking which shall be determined by the Development Authority; and
- e. Under Section 14.1.8 Exceptions in the Business Park District a complete development permit application for a data centre campus must include a noise mitigation and monitoring plan (unless the entire facility is subject to an AUC application and required to comply with rule 12), a fire prevention program and dynamic emergency response plan to the satisfaction of Foothills County.

Further consideration of the bylaw is subject to the following:

1. 2nd and 3rd readings granted to Bylaw 05/2025 for amendments to the Foothills Crossing ASP;
2. The developer is to enter into a Deferred Services Agreement as per Policy 6.1.1.5 of the Foothills Crossing ASP, with respect to future piped water and wastewater servicing and connection fee requirements, provided to the satisfaction of the Public Works department;
3. A Traffic Study to be provided by the Applicant / Developer, in accordance with Policy 5.2.5.3 of the Foothills Crossing ASP, to the satisfaction of the Public Works department;
4. Applicant / Developer are informed that a pre-release condition of Development Permit will be to fully execute and comply with all requirements as outlined within a Municipal Development Agreement(s) for the purposes of payment of all applicable off-site levies and/or contributions required by the County, for the Developer's proportional share of the construction of all external and internal transportation infrastructure (including intersectional treatments), future water and wastewater connections, storm water management, utility infrastructure, connection fees and any other necessary municipal and on-site improvements as required by Council and the Public Works department, in accordance within Section 5. Transportation Strategy, of the Foothills Crossing Area Structure Plan;
5. Applicants are informed that a pre-release condition of the development permit will be to obtain Historical Resources Act approval and provide proof of such to the satisfaction of Foothills County;
6. Applicants are informed that a pre-release condition of the development permit will be a road acquisition agreement, for the purpose of road dedication, to be executed and registered by caveat, with respect to an area of land 35 meters in width, parallel to the full west boundary of the Subject Lands as well as additional area required at the north end to accommodate an appropriate curve off of the existing 501 Avenue East as illustrated in Figure 12 Transportation Concept in the ASP;
7. Applicants are informed that a pre-release condition of the development permit will be that a comprehensive stormwater management plan for the proposed development be provided to the satisfaction of Foothills County as per Policy 6.2.1.1 of the Foothills Crossing ASP;
8. Applicants are informed that as a condition of a development permit the Developer is to adhere to Highway 2A Industrial ASP Enhanced Design Guidelines as set out in Section 8.4.3 of the Foothills Crossing ASP, unless superseded by design guidelines specific to the Foothills Crossing Area Structure Plan in which case that document will guide development; and
9. Final Redesignation/Amendment application fees to be submitted.

That Bylaw 07/2025 be given first reading.

THE BYLAW WAS PASSED FOR ONE READING

CONFIDENTIAL CLOSED SESSION

Advice from Officials - FOIP s. 24

That, in accordance with Section 197 of the *Municipal Government Act*, Council move into a Closed Meeting at 3:28 p.m. to discuss advice from officials as per Section 24 of the *Freedom of Information and Protection of Privacy Act (FOIP)*. Municipal Manager H. Riva Cambrin, CAO R. Payne, Deputy Director of Planning J. McLean, and Manager of

Legislative Services S. Barrett attended the closed session of Council for the purpose of providing information to Council.

CARRIED

Return to Open Session

That Council return to its open meeting of Council at 4:49 p.m.

CARRIED

OTHER MATTERS

Committee Reports

Council provided the following information and updates on the Council Committees attended for the period of January 22, 2025 – January 28, 2025:

- Reeve Miller: Foothills Regional Services Commission - Landfill & Waste Water Operations
- Deputy Reeve Waldorf: Joint Health & Safety Committee
- Councillor Siewert: No committees to report for this period
- Councillor Castell: Okotoks Library Board, Marigold Library Board, Town of Diamond Valley Library Board (Sheep River Library)
- Councillor Oel: No committees to report for this period
- Councillor Alger: No committees to report for this period
- Councillor McHugh: Joint Health & Safety Committee

Adjourn

That Council adjourn at 5:08 p.m.

CARRIED